



Agenda Item B.1
DISCUSSION / ACTION ITEM
Meeting Date: February 9, 2026

TO: Planning Commission Chair and Members

FROM: Peter Imhof, Planning and Environmental Review Director

CONTACT: Anne Wells, Advance Planning Manager
Andy Newkirk, Supervising Planner
Molly Cunningham, Assistant Planner

SUBJECT: General Plan / Coastal Land Use Plan 2025 Progress Report and Finding the Report is Exempt Under the California Environmental Quality Act

RECOMMENDATION:

Adopt Resolution No. 26-__, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Approval of the General Plan / Coastal Land Use Plan 2025 Progress Report for Submittal to the Governor's Office of Land Use and Climate Innovation and California Department of Housing and Community Development and Finding the Report to be Exempt from the California Environmental Quality Act"

BACKGROUND:

Government Code Section 65400 requires the City to prepare a report annually regarding the status of the City's General Plan / Coastal Land Use Plan (General Plan) and provide the annual report to the Governor's Office of Land Use and Climate Innovation (LCI) and the California Department of Housing and Community Development (HCD). The annual progress report assesses the level of implementation and effectiveness of the General Plan relative to orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds.

The annual progress report also provides information regarding the City's progress in meeting its share of regional housing needs and summarizes the degree to which the General Plan complies with statutory requirements of the California Government Code. An inventory of the General Plan Amendment history is also included.

The General Plan is the City's official policy that guides decisions affecting future physical development and change within the City. The General Plan was adopted on October 2, 2006. Each of the elements of the General Plan sets forth implementation actions and

programs that are intended to carry out a policy and achieve specific objectives. The General Plan implementation actions and programs provide the basis from which to document General Plan progress.

The format and content of the annual progress report were prepared in accordance with the State's submittal requirements under California Government Code Section 65400. The General Plan 2025 Progress Report is not a project under the California Environmental Quality Act (CEQA) because it is merely an informational document and does not make decisions for City actions. Instead, the Progress Report serves to document progress towards implementing the General Plan.

DISCUSSION:

The General Plan 2025 Progress Report (Exhibit A to Attachment 1) is organized into three sections with five appendices. A summary of the Progress Report is provided below.

Section 1 Introduction: This section summarizes the purpose of the report, the content of the General Plan, lists important dates, and identifies the location of the implementation actions and programs. The introduction also provides an overview of the General Plan Guidelines, as provided by LCI, and the degree to which the City's General Plan complies with them.

Section 2 General Plan Amendment Status: This section reviews the content and status of General Plan Amendments, including applicant-initiated requests. Adopted amendments and initiated amendments that are in progress are identified.

Section 3 General Plan Implementation Progress: This section identifies the progress the City has made toward implementing the actions and programs of the General Plan during the reporting period. Each implementation action or program is presented in its entirety, followed by a summary of the related activity that occurred. The Regional Housing Needs Allocation (RHNA) status update is provided in Section 3.10: Housing Element Tables.

Appendices: Appendix A is a summary table tracking all General Plan Implementation Actions. Appendix B will include the signed Planning Commission recommendation resolution and the City Council Report approval resolution. (Note: These resolutions will be added to the Report after the required actions are taken.) Appendix C is a copy of the online annual housing survey that City staff will submit to HCD. Appendix D is the Housing Successor Annual Report Regarding the Low- and Moderate-Income Housing Asset Trust Fund (LMIHAF) for Fiscal Year 2024-25. Appendix E is an informational map denoting affordable housing units located within the City in 2025.

After review of the Progress Report, the Planning Commission is asked to adopt the attached Resolution (Attachment 1), officially recommending (1) approval of the Progress Report, (2) finding the Progress Report to be exempt from CEQA pursuant to Section 15060(c)(3) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because the activity is not a project as defined in Section 15378(b)(5) as an organizational or administrative activity by government that will not result in direct or

indirect physical changes in the environment and pursuant to Section 15061(b)(3) of the CEQA Guidelines because the activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment, and (3) directing staff to submit of the Progress Report to the State, following City Council consideration. A Notice of Exemption (from CEQA) is provided as Attachment 2.

LEGAL REVIEW BY: Winnie Cai, Assistant City Attorney

APPROVED BY: Peter Imhof, Planning and Environmental Review Director

ATTACHMENTS:

1. Resolution No. 26-___, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Approval of the General Plan / Coastal Land Use Plan 2025 Progress Report for Submittal to the Governor's Office of Land Use and Climate Innovation and California Department of Housing and Community Development and Finding the Report to be Exempt from the California Environmental Quality Act"

Exhibit A: General Plan / Coastal Land Use Plan 2025 Progress Report

2. Notice of Exemption
3. Staff Presentation

ATTACHMENT 1

Resolution No. 26-__, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Approval of the General Plan/Coastal Land Use Plan 2025 Progress Report for Submittal to the Governor's Office of Land Use and Climate Innovation and California Department of Housing and Community Development and Finding the Report to be Exempt from the California Environmental Quality Act"

RESOLUTION NO. 26-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE GENERAL PLAN / COASTAL LAND USE PLAN 2025 PROGRESS REPORT FOR SUBMITTAL TO THE GOVERNOR'S OFFICE OF LAND USE AND CLIMATE INNOVATION AND CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND FINDING THE REPORT TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the Goleta General Plan / Coastal Land Use Plan (General Plan) is the City's official policy that guides land use and physical development of the geographic area of the incorporated City limits; and

WHEREAS, the General Plan contains the seven State-required Elements and two additional Elements as follows: Land Use Element, Open Space Element, Conservation Element, Safety Element, Visual and Historic Resources Element, Transportation Element, Public Facilities Element, Noise Element, and Housing Element; and

WHEREAS, each Element of the General Plan concludes with a set of implementation actions and programs that are intended to carry out a policy and achieve specific objectives; and

WHEREAS, California Government Code Section 65400(a)(2)(A) requires the City to annually prepare a report regarding the status of the City's General Plan and progress in its implementation (report); and

WHEREAS, California Government Code Section 65400(a)(2)(B) requires the City to include in the report the City's progress in meeting its share of regional housing needs; and

WHEREAS, California Code of Regulations, Title 25, Division 1, Chapter 6, Sections 6200 et seq. require the City to use the report forms and definitions adopted by the California Department of Housing and Community Development (HCD) to report on the status and progress in implementing the City's Housing Element; and

WHEREAS, California Government Code Section 65400(a)(2)(F) requires the City to include in the report an assessment of the degree to which the General Plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the General Plan; and

WHEREAS, California Government Code Section 65400(a)(2) requires the City to submit the report to the Governor's Office of Land Use and Climate Innovation (LCI) and HCD by April 1 of each year; and

WHEREAS, the Planning Commission conducted a public meeting on the General Plan 2025 Progress Report (Progress Report) on February 2, 2026, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission considered the entire administrative record, including the staff report, the 2025 Progress Report, and oral and written testimony from interested persons;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GOLETA, AS FOLLOWS:

SECTION 1. Recitals

The Planning Commission hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. Recommendation of Approval of General Plan 2025 Progress Report to the City Council and Finding of Exemption Under the California Environmental Quality Act

Pursuant to Section 65400(a)(2) of the Government Code, the Planning Commission has reviewed the General Plan 2025 Progress Report (attached as Exhibit A and incorporated herein by reference) and finds that the Progress Report adequately assesses the status of the General Plan and progress in its implementation; adequately provides information regarding the City's progress in meeting its share of regional housing needs; uses the forms and definitions adopted by HCD to report on the status and progress in implementing the City's Housing Element; adequately assesses the degree to which the General Plan complies with the General Plan Guidelines; and accurately documents the date of the last revision to the General Plan.

The Planning Commission also determines that the General Plan 2025 Progress Report is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because the activity is not a project as defined in Section 15378(b)(5) as an organizational or administrative activity by government that will not result in direct or indirect physical changes in the environment and pursuant to Section 15061(b)(3) of the CEQA Guidelines because the activity is covered by the general

rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

The Planning Commission therefore recommends to City Council approval of the 2025 Progress Report and submittal of the report to relevant State agencies as required by State law.

SECTION 3. Documents

The documents and other materials which constitute the record of proceedings upon which this decision is based, are in the custody of the City Clerk, City of Goleta, 130 Cremona Drive, Suite B, Goleta, California, 93117.

SECTION 4. Certification

The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this 9th day of February 2026.

JENNIFER FULLERTON
CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

WINNIE CAI
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)
CITY OF GOLETA) ss.

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO
HEREBY CERTIFY that the foregoing Resolution No. 26-__ was duly adopted by
the Planning Commission of the City of Goleta at a regular meeting held on the
9th day of February 2026, by the following roll call vote of the Planning
Commission:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

General Plan / Coastal Land Use Plan 2025 Progress Report



Prepared by:

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Molly Cunningham, Assistant Planner

On Behalf of:

Goleta City Council
Goleta Planning Commission

February 9, 2026

<u>Table of Contents</u>	<u>Page Number</u>
1.0 Introduction.....	1
2.0 General Plan Amendment Status.....	2
2.1 Background.....	2
2.2 Status of Amendments in 2025.....	2
2.3 Summary.....	4
3.0 General Plan Implementation Progress.....	6
3.1 Land Use Element.....	6
3.2 Open Space Element.....	12
3.3 Conservation Element.....	15
3.4 Safety Element.....	18
3.5 Visual and Historic Resources Element.....	20
3.6 Transportation Element.....	22
3.7 Public Facilities Element.....	25
3.8 Noise Element.....	27
3.9 Housing Element.....	28
3.10 Housing Element Tables.....	70

<u>List of Tables</u>	<u>Page Number</u>
Table 1 General Plan Amendments (as of December 31, 2025).....	4
Table 2 Residential Units Completed in 2025.....	70
Table 3 Total Built Residential Units by Income Group.....	71
Table 4 Housing Objectives Update (2023-2031).....	72

Appendices

Appendix A	General Plan Implementation Actions and Programs Summary 2025
Appendix B	Planning Commission and City Council Resolutions
Appendix C	Department of Housing and Community Development Tables
Appendix D	Housing Successor Annual Report Regarding the Low and Moderate Income Housing Asset Fund for Fiscal Year 2024-2025 Pursuant to California Health and Safety Code Section 34176.1(f) for the City of Goleta
Appendix E	Goleta Affordable Housing Map

1.0 INTRODUCTION

Government Code Section 65400 requires the City to prepare a report annually regarding the status of the City's General Plan / Coastal Land Use Plan (General Plan) and progress in its implementation (General Plan Progress Report) and provide the General Plan Progress Report to the Governor's Office of Land Use and Climate Innovation (LCI) and the Department of Housing and Community Development (HCD). The General Plan Progress Report provides for the annual review of the General Plan to assess the level of implementation and effectiveness of the General Plan as a guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds. The General Plan Progress Report also provides information regarding the City's progress in meeting its share of regional housing needs.

The General Plan is the City's official policy that guides decisions affecting future physical development and change within the City. The General Plan was adopted on October 2, 2006, four years after the City's incorporation in 2002. The General Plan contains the seven State-required Elements and two additional Elements as follows: Land Use Element, Open Space Element, Conservation Element, Safety Element, Visual and Historic Resources Element, Transportation Element, Public Facilities Element, Noise Element, and Housing Element.

Each Element of the General Plan, except the Housing Element, concludes with a set of implementation actions and programs that are intended to carry out a policy and achieve specific objectives. The Housing Element combines subpolicies with implementation actions. The General Plan implementation actions and programs provide the basis from which to document General Plan progress. A summary of Implementation Actions and Programs is provided in Appendix A of this report.

This General Plan Progress Report summarizes the General Plan implementation progress for 2025. Section 2.0 includes the status of General Plan Amendments. Section 3.0 presents a review of the implementation actions, by General Plan Element. The regional housing needs status update is provided under the Housing Element review in Section 3.10 of this report.

As of December 31, 2025, the General Plan has been amended a total of thirty-three times since its adoption in 2006. These amendments all retain internal consistency as evaluated as part of each individual amendment action. The General Plan and related amendments were completed based on direction provided as part of the OPR General Plan Guidelines (2003) adopted pursuant to Government Code Section 65040.2.

Consistent with Government Code Section 65400(a)(2), this General Plan Progress Report must be provided by the Planning Commission for approval by the City Council, approved by the City Council and submitted to LCI and HCD prior to April 1st, the statutory deadline. Refer to Appendix B for the Planning Commission and City Council Resolutions, which document the recommending and approval actions, respectively.

2.0 GENERAL PLAN AMENDMENT STATUS

2.1 Background

Local governments are required to keep their General Plans current and internally consistent. Although General Plans must be kept current, there is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element, which is formally required to be updated every eight years.

City Council Resolution No. 12-13, codified in Goleta Municipal Code (GMC) Section 17.67.030, establishes procedures for the initiation of processing of requests for a General Plan amendment. These procedures require that all requests for General Plan Amendments be referred to the City Council for initiation at a public hearing prior to processing. Once initiated, the General Plan Amendment and related environmental document are considered by the Planning Commission and a recommendation is made to the City Council via resolution. The City Council takes final action at a public hearing.

2.2 Status of Amendments in 2025

The following section describes the status of amendments and amendment initiations to the General Plan in 2025.

General Plan Amendments Adopted in 2025

Los Carneros Business Park Located at 6483, 6483, 6487, 6489 Calle Real (APN 077-160-055): On July 15, 2025, via Resolution No. 25-29, the City Council approved amendments to the General Plan Land Use Designation Map. The amendments changed the land use designation on the property from Office Institutional (OI) to Business Park (BP) to allow for a greater range of uses and to allow a few existing uses to become allowable uses, which resolved the non-conforming use status for a couple of businesses on the property.

General Plan Amendments to Implement State Law Requirements: On August 19, 2025, via Resolution No. 25-33, the City Council approved amendments to the Safety Element and Open Space Element, as well as Environmental Justice policy-driven updates throughout the General Plan to satisfy State Law requirements. The Resolution also incorporated the Goleta Annex to Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan into the Safety Element by reference.

General Plan Amendment Initiations in 2025

Goleta Business Park at 421, 425, and 445 Pine Avenue (APN 071-130-048): On August 19, 2025, the City Council initiated, via Resolution No. 25-32, General Plan Amendments to the Land Use Designation at Goleta Business Park per request of the applicant. The applicant is seeking an amendment to change the Land Use Designation

for the parcel on Land Use Element Figure 2-1 Land Use Plan Map from General Commercial (C-G) to Business Park (I-BP).

33 South La Patera Lane (APN 073-050-034): On December 2, 2025, the City Council initiated, via Resolution No. 25-50 General Plan Amendments to the Land Use Designation at 33 S. La Patera Lane from I-BP to Office Institutional (I-OI).

Pending General Plan Amendments in 2025

30 South La Patera Lane (APN 073-080-001): The City Council initiated a General Plan amendment on June 4, 2024, via Resolution No. 24-42. The General Plan amendment proposal would change the land use designation on the property from Business Park (BP) to General Industrial (IG) to allow for the consideration of a personal storage project within the interior of the existing building.

Amendments to All Elements to Attain a Certified Local Coastal Program: On August 20, 2024, via resolution 24-56, the City-initiated amendments to all General Plan Elements in order to attain a certified Local Coastal Program, as needed, to be consistent with the California Coastal Act.

Kenwood Village: This 60-unit mixed unit type project is a proposed residential development that was filed in 2009 that included a land designation change from Single-Family Residential (R-SF) and Agriculture (AG) to Planned Residential (RP). The project was on hold due to the lack of water availability. The land use designation for APN 077-130-006 was changed to High-Density Residential (RH) as part of the Housing Element 2023-2031 Amendments. No new project has been filed yet and the existing project has not been withdrawn.

Streamside Protection Areas: On January 21, 2020, City Council authorized staff, via Resolution No. 20-02, to proceed with City-requested amendments to General Plan Conservation Element subpolicy CE 2.2 to consider changes to the required buffers for protection of streams, creeks, and other riparian habitat areas within the City.

Unaddressed parcel on Viajero Road: The City Council initiated a General Plan Amendment on May 17, 2022, via Resolution No. 22-19, for an unaddressed parcel (vacant) identified as Assessor Parcel Number 079-210-053. The General Plan amendment proposal would change the land use designation on the property from General Commercial (C-G) to either Business Park (I-BP) or Office and Institutional (I-OI) to allow for a battery storage proposal. The applicant submitted the General Plan amendment, Rezone and Development Plan proposal to construct a battery energy storage project which is currently under review. The Initial Study and Mitigative Negative Declaration were released to the public in December 2025.

Withdrawn/Uninitiated/Expired/Denied General Plan Amendments in 2025

There were no other withdrawn, uninitiated, expired, or denied General Plan amendments in 2025.

2.3 Summary

During 2025, there were two amendments to the General Plan. Prior to that, the last revision to the General Plan was on November 19, 2024, which amended Conservation Element Subpolicy CE 1.5 to clarify the process for amending the General Plan environmentally sensitive habitat area boundaries. The General Plan as amended through 2025 complies with the General Plan Guidelines. The foregoing information is provided consistent with the requirements of Government Code Section 65400(a)(2)(F).

TABLE 1
GENERAL PLAN AMENDMENTS (AS OF DECEMBER 31, 2025)¹

Adoption Date	City Case No.	General Plan Amendment Project Name	GPA Adopting Reso. No.
02-19-08	03-050	Villages at Los Carneros	Reso. No. 08-06
06-17-08	07-201	Track 2 - Minor Changes	Reso. No. 08-30
11-04-08	08-057	Harwin Family Trust	Reso. No. 08-056
05-19-09	07-102	Haskell's Landing	Reso's No. 09-30 / 09-33
05-19-09	09-033	Track 2.5 - Building Intensity Standards	Reso's No. 09-32 / 09-33
08-18-09	07-200	Track 1 - Housing Element Update	Reso No. 09-44
11-17-09	07-202	Track 3 - Substantive Changes	Reso. No. 09-59
11-16-10	10-123	Housing Element 2007-2014	Reso. No. 10-57
02-15-11	08-196	Montecito Bank and Trust	Reso. No. 11-09
07-17-12	11-080; 11-081	Willow Springs	Reso. No. 12-46
10-02-12	08-143	Westar	Reso. No. 12-69
11-06-12	NA	Measure G2012: Goleta Heritage Farmlands Initiative	Not Applicable
07-15-14	10-043	Village at Los Carneros	Reso. No. 14-43
12-16-14	13-083	Housing Element 2015-2023	Reso. No. 14-65
01-20-15	09-140	Cortona Apartments	Reso. No. 15-03
10-20-15	14-026	Old Town Village	Reso. No. 15-49
10-17-17	12-044	Hollister/Kellogg Park	Reso. No. 17-46
12-04-18	17-044	Fire Station No. 10	Reso. No. 18-65
1-15-19	17-021	Functional Street Classifications	Reso. No. 19-02
4-16-19	18-134	Cannabis and Accessory Uses	Reso. No. 19-21
5-21-19	18-152	Hollister Village Apartments	Reso. No. 19-29
12-03-19	19-021	Rental Inclusionary Housing	Reso. No. 19-73
1-19-21	20-0002-GPA	5631 Calle Real Land Use	Reso. No. 21-02

10-19-21	21-0001-GPA	Entertainment and Recreation Services in General Commercial	Reso. No. 21-49
4-5-22	20-0004-GPA	Visual and Historic Resources Element Amendments	Reso. No. 22-09
1-17-23	21-0002-GPA	Housing Element 2023-2031	Reso. No. 23-02
3-7-23	14-049-GPA	Heritage Ridge	Reso. No. 23-12
11-7-23	22-0001-GPA	Santa Barbara Airport Land Use Compatibility Plan Consistency Amendments	Reso. No. 23-60
12-5-23	21-0002-GPA	Housing Element 2023-2031 Amendments and Implementing Amendments to the Land Use and Open Space Elements	Reso. Nos. 23-64, 23-65, 23-66, 23-67, 23-68, and 23-69
4-2-24	21-0002-GPA	Housing Element Implementation Land Use Amendments	Reso. No. 24-19
11-5-24	NA	Measure G2024 (becomes effective on December 31, 2032)	Not Applicable
11-19-24	21-0002-GPA	Corrections to Map of ESHAs (CE 1.5)	Reso. No. 24-65
7-15-2025	24-0005-GPA	Los Carneros Business Park Land Use	Reso. No. 25-29
8-19-2025	24-0003-GPA	General Plan Amendments to Implement State Law Requirements	Reso. No. 25-33

1. The City adopted the General Plan via Resolution No. 06-38 on October 2, 2006.

3.0 GENERAL PLAN IMPLEMENTATION PROGRESS

The following subsections represent the progress the City has made towards implementing the actions of the General Plan during the 2025 reporting period. Please refer to Appendix A of this report for a checklist of progress by implementation action/program. The following subsections and Appendix A are provided consistent with the requirements of Government Code Section 65400(a)(2)(A).

3.1 Land Use Element

LU-IA-1 Preparation and Adoption of New Zoning Code and Map. A new zoning code to replace the County zoning code adopted by the City upon incorporation must be prepared and adopted by the City Council. The new Zoning Code and Zoning Map are required to implement the policies set forth in the Land Use and other elements of the General Plan. A single, unified zoning code that includes zoning regulations applicable to inland areas and the coastal zone is anticipated. The portion of the zoning code applicable to the coastal zone will be subject to certification by the California Coastal Commission.

Summary 2025: After a multi-year development and outreach effort, the City adopted the New Zoning Ordinance (NZO) on March 3, 2020 via Ordinance No. 20-03. The NZO is now codified as Title 17 of the GMC.

In addition, the City adopted four Ordinances to amend Title 17 in 2025. These amendments included the following:

- Ordinance No. 25-04, adopted August 19, 2025, to amend the Zoning Map from Office and Institutional (I-OI) to Business Park (I-BP) for the Los Carneros Business Park.
- Ordinance No. 25-05, adopted August 19, 2025, to amend Title 17 to ensure consistency with State Planning Law requirements. The amendments include updating the City's zoning regulations to remove certain language regarding fire protection measures for new structures and rebuilding in high fire hazard areas, as well as amendments to Land Use policies to support healthy local food access via community gardens and food and beverage sale uses.
- Ordinance No. 25-10, adopted December 2, 2025, to amend Title 16 (Subdivisions) and Title 17 (Zoning) of the GMC to address State law consistency, remedy issues identified during implementation of Title 17, and provide clarity to existing regulations in Title 17.
- Ordinance No. 25-13U, adopted on December 16, 2025, to amend the City's Accessory Dwelling Unit and Junior Accessory Dwelling Unit regulations to comply with changes to State Law.

LU-IA-2 Adoption of Sphere of Influence for Goleta. The Santa Barbara County LAFCo is required to adopt an SOI for Goleta pursuant to Section 56425 of the California Government Code. The Goleta SOI will be a plan that defines the probable future physical boundaries and service area of the city. The SOI defines an area within which future annexations to the city may be considered. The City may submit a request to LAFCo for adoption of an SOI that is consistent with this plan. Alternatively, if LAFCo adopts an SOI for the City that is coterminous with Goleta's existing boundaries at the conclusion of its municipal service review for the south coast area, the City will need to determine whether, based on this plan, it is appropriate to prepare and submit an SOI amendment request to LAFCo to include additional territory.

Summary 2025: The City prepared a Sphere of Influence (SOI) application package, consistent with the General Plan direction for submittal to the Santa Barbara County Local Area Formation Commission (LAFCo), on January 16, 2009. The LAFCo considered the application at a public hearing on March 5, 2009 and established the City's SOI coterminous with the City limits.

At a public meeting on May 4, 2021, City Council directed staff to complete the LAFCo Municipal Service Review (MSR) Report Questionnaire. MSR's are used by the LAFCo to guide and inform SOI decisions. Updates to the MSR are in progress. In April 2025, the City provided responses for the Healthcare, Mosquito Vector Control, Cemetery, Housing Meditation, Broadband, School, and Solid Waste services MSR Survey. The MSR was presented to LAFCo on November 6, 2025 and adopted on December 11, 2025.

Based on City Council direction at a public meeting on September 17, 2024, in 2025, the City met with the LAFCo and County to discuss a possible Memorandum of Agreement and a future expansion of the City's SOI. The City anticipates submitting a SOI application to the LAFCo in the 2026 time period.

LU-IA-3 Traffic Mitigation Agreements with UCSB, City of Santa Barbara, and County of Santa Barbara. These agreements are intended to provide for payments in lieu of traffic mitigation fees or pass through of traffic mitigation fees paid by private developers from a jurisdiction where a project is located to those jurisdictions where the streets and intersections are affected by the project. With respect to the Goleta-UCSB agreement, the agreement should address future projects that are accommodated by the University's LRDP and by subsequent amendments to the LRDP.

Summary 2025: No new traffic mitigation agreements were entered into during 2025. With respect to future housing at UCSB, the City will evaluate the traffic implication of any new housing with respect to transportation improvements and/or mitigation payments in accordance with the 2006 LRDP agreement (Agreement No. 2008-030), the 2010 LRDP agreement (Agreement No. 2010-124), and the 2024 LRDP settlement agreement (Agreement No. 2024-023).

LU-IA-4 Neighborhood Compatibility Ordinance/Program. This program may consist of two parts: design criteria and a neighborhood compatibility ordinance (NCO). The NCO

may be included within the new zoning code and could include standards for residential districts pertaining to Floor Area Ratios, height, bulk and scale, coverage by impervious surfaces, off-street parking, and other standards that are appropriate to provide for compatibility of new development and remodels with existing development in the immediate neighborhood, ensure access to sunlight and air, protect scenic views, and maintain privacy.

Summary 2025: The City currently has design criteria for residential districts embedded within the General Plan. Site development standards (e.g., allowable uses, setbacks, lot size, height, etc.) are included in Part II and design review standards (e.g., size, bulk, scale, colors, materials, layout, etc.) are included in Part V of Title 17 of the GMC. These standards will ensure compatibility of new development, as well as remodels/redevelopment of existing development, with the surrounding neighborhood and community.

On November 15, 2022, the City Council adopted the new objective design standards and procedures, which are now codified in Title 17 of the GMC. No further action was taken in 2025.

LU-IA-5 Transfer of Development Rights Ordinance/Program. This measure is intended to create an ordinance prescribing procedures for transfer of development rights from parcels within Goleta that may not be buildable due to policy limitations associated with habitat resources to receiving sites designated by the Land Use Plan map for residential use. In addition to the ordinance, the program would need to identify both sending and receiving sites and describe the procedures applicable to approval of individual density transfers.

Summary 2025: To date, the City has not pursued creating a Transfer of Development Rights Ordinance.

LU-IA-6 South Kellogg Industrial Area Compliance Program. The City shall establish a systematic program to achieve land use compatibility between the South Kellogg Industrial Area and the adjacent residential area. The program shall include the components set forth in LU 4.6 and others as appropriate.

Summary 2025: The progress on each of the components set forth in LU 4.6 are as follows:

- a. Inventory of Existing Businesses. To date, there has not been a comprehensive and precise inventory of all existing businesses in the South Kellogg Industrial Area.
- b. Determination of Permit Status. The permit status of the existing businesses and uses in this area have not yet been determined.
- c. Cessation of Unpermitted Uses. The City responded to a small number of complaints regarding businesses operating in a disruptive manner.
- d. Permit Applications. The most recent action on a permit application was in 2019, when the City approved a revision (increase in square footage and storage units)

to the previously approved self-storage facility at the property located at 10 South Kellogg Avenue (APN 071-090-082). The City received no permit applications in 2025 for new development or improvements to existing businesses in this area.

- e. Mitigation of Adverse Impacts on the Adjacent Residential Area. Upon receiving a complaint, the City's Code Compliance Division visits the site to investigate the complaint and determine if action and/or mitigation is necessary.
- f. Time Frame. The three-year time frame stated within this policy has since passed without substantial progress and improvement to the site being demonstrated. The City may initiate more intense Code Compliance efforts and/or a General Plan amendment process to consider re-designation of the subject area to "Planned Residential – 8 units/acre" or other appropriate land use category.

In May 2022, and reaffirmed in April 2023, this program was included in the Current Planning work program, albeit without a specific timeframe for initiation. It was noted that the project would require approximately 1.5 FTE for the period of 24 months, and it would impact local businesses.

In April 2024, the Santa Barbara County Fire Department (SBCFD) contacted Code Compliance and Building staff with concerns about life safety uses relating to the uses and operations at a site within the South Kellogg Industrial Area. Based on the SBCFD input, the site and businesses at this location were red tagged and code compliance efforts were undertaken to clean up the site including the cessation of unpermitted business activities; as a result, several small businesses were displaced. In 2025, the City received an application for temporary storage of new cars at this site and that application was under review at the end of 2025.

When the City determines that it is time to initiate more stringent Code Compliance efforts (contingent on additional staffing resources), it may be the appropriate time to consider a General Plan amendment to re-designate the subject area to a more appropriate land use category.

LU-IA-7 Environmental Justice Implementation Tracking. The City shall report on the City's actions to address issues of environmental justice as part of the City's General Plan / Coastal Land Use Plan Annual Report. This reporting shall consider actions to implement the policies and subpolicies listed in the table below.

Policy/Subpolicy
LU 1.3 Goleta Old Town
LU 1.5 Compatibility of Existing and New Industrial Areas with Adjacent Residential Development
LU 2.2 Residential Use Densities
LU 4.6 South Kellogg Industrial Area
LU 10 Energy-Related On- and Off-Shore Uses
LU 13 Civic Engagement
LU 14 Healthy and Sustainable Food Systems and Uses
LU-IA-6 South Kellogg Industrial Area Compliance Program

OS 6.2 Equitable Distribution of Park Facilities
OS 6.9 Park Master Plan
OS 6.12 Public Use of Private Facilities
OS-IA-4 Implementation of the Parks, Facilities and Playgrounds Master Plan
OS-IA-5 Preparation of Individual Park Development and/or Management Plans
CE 10.10 Creek and Watershed Management Plan
CE 11.6 Community Supported Agriculture
CE 11.7 Agricultural Practices
CE 12.1 Land Use Compatibility
CE 12.2 Control of Air Emissions from New Development
CE 12.5 Regional Collaboration
CE 13.3 Use of Renewable Energy Sources
CE 13.6 Energy Justice
CE 13.7 Implementation of Existing Plans
CE 15.1 Water Conservation
CE 15.4 Waste Reduction and Recycling
SE 10.8 Solid and Hazardous Waste Disposal
SE 10.9 Lead-Based Paint
SE 11.1 Education and Awareness Programs
SE 11.2 Improved Information Transfer during Emergencies
SE-IA-2 San Jose Creek Flood Control Project
SE-IA-3 Annual Safety Audits of Oil and Gas Facilities
VH 4.2 Old Town
VH 4.10 Streetscape and Frontage Design
VH-IA-3 Preparation and Adoption of Story Pole/Visual Simulation Procedures
TE 1.7 Prioritizing Improvements in Old Town
TE 1.8 Community Engagement
TE 5.3 Ekwill-Fowler-South Kellogg Improvements
TE 5.4 Hollister Avenue (Old Town) Redesign Improvements
TE 7.1 Transit Network
TE 7.2 Linkage between Transit Services and Land Use
TE 10.2 Master Plan for Pedestrian Facilities
TE 10.5 Pedestrian Safety
TE 11.2 Bicycle Transportation Plan
TE 11.5 Bicyclist Safety
TE 12.4 Street Maintenance and Pavement Management Program
TE 15 Regional Transportation
TE-IA-1 Traffic Impact Fee Program
TE-IA-2 Capital Improvements Program and Budget
TE-IA-3 Street Design Standards
TE-IA-4 Neighborhood Traffic Management Program
TE-IA-5 Parking In-Lieu Fee Program for Old Town
TE-IA-6 Bicycle and Pedestrian Master Plan
PF 1.1 Planning Process
PF 1.7 Potential Co-Location with Facilities of Other Public Entities

PF 2.2 Goleta Valley Community Center
PF 6.5 Coordination with Providers
PF 8.2 Siting of Public Facilities
PF 8.3 Design of Public Facilities
PF 8.6 Community Planning and Consideration of Future Public Facilities
PF 9.8 Equitable Public Investments
PF 10.11 Support Improvements in Old Town
HE 1.2 Housing Rehabilitation
HE 4.4 Transit-Oriented Development
HE 5.2 Community and Regional Collaboration

Summary 2025: Consistent with subpolicy LU 13.3 (Multilingual Information), the City continued to offer Spanish interpretation services at all City Council meetings in 2025. In addition, the City prepared and disseminated Spanish notices for 11 public planning hearings in front of the Planning Commission and City Council. The City also made all 2025 City Council meeting agendas available in Spanish. In January and February 2025, the City completed the fifth LEAD Community Academy, the third which was conducted bilingually. The City’s email listserv for City updates in Spanish increased to 1,673 subscribers in 2025.

Consistent with subpolicy LU 14.1 (Local Food Access), the City amended the GMC, via Ordinance No. 25-05 on August 19, 2025, to allow “General Market” and “Specialty Food Sales and Facilities” uses in the Business Park (BP) and Office and Institutional (OI) zone districts, with a limit to the portion of total floor area on a lot that can be dedicated to these uses.

Consistent with subpolicy LU 14.2 (Community Garden) the City amended the GMC, via Ordinance No. 25-05 on August 19, 2025, to waive any requirement for parking spaces associated with a Community Garden and to make explicit that a community garden can serve as required Common Open Space for a residential development.

Consistent with subpolicy TE 1.7 (Prioritizing Improvements in Old Town), the City continued to focus on capital projects within Old Town. These efforts included construction of multiple Capital Improvement Program projects included within Project Connect, including the Hollister Avenue Bridge and Ekwill Street & Fowler Road Extensions (subpolicy TE 5.3 (Ekwill-Fowler-South Kellogg Improvements)).

Consistent with subpolicy PF 10.11 (Support Improvements in Old Town), the City continued to make improvements to the Goleta Community Center in 2025, including the Improvements to Athletic Field at Goleta Community Center project.

For implementation actions, specific implementation is highlighted throughout this report.

3.2 Open Space Element

OS-IA-1 Preparation and Adoption of New Zoning Code. A new zoning code to replace the County Zoning Code adopted by the City upon incorporation must be prepared and adopted by the City Council. The new zoning code may include an open space overlay district and establish requirements for dedications or reservations of lands for parks, coastal access, trails, and open space.

Summary 2025: The New Zoning Code (Title 17) was adopted via Ordinance No. 20-03 on March 3, 2020. Title 17 does not include an Open Space Overlay section, however, the City's General Plan provides sufficient policy detail and maps to effectively guide and provide direction for the dedication and reservation of lands for parks, coastal access, trails, and open space. Furthermore, Title 17 includes two open space base zoning districts (Open Space – Active Recreation and Open Space – Passive Recreation), as well as other requirements for common open space in certain zoning districts and requirements for vertical and lateral coastal access. As such, adoption of Title 17 fully implements this implementation action.

OS-IA-2 AB 1600 Fee Study for Park, Recreation, and Open Space Facilities. A study pursuant to AB 1600 must be prepared to identify the purpose and use of development fees before such fees are imposed. This study is intended to (1) establish specific service standards for parks, recreation, and open space facilities; (2) describe and quantify the costs of acquiring land for proposed new facilities and constructing proposed improvements to existing and new park, recreation, and open space facilities; (3) apportion the costs between those needed to address existing deficiencies and those needed to serve new development; and (4) establish an equitable method for determining each individual new development's proportionate share of the total costs attributable to new development.

Summary 2025: The City completed a Development Impact Fee Nexus Fee Study in Fiscal Year 2018/19. On February 6, 2019, the City Council adopted, via Resolution 19-04, the Fee Study and new development impact fees. Subsequently, on February 19, 2019, the City Council adopted Ordinance No. 19-04 for a new Citywide Development Impact Fee Ordinance to require the payment of impact fees for development projects within the City, pursuant to Government Code Sections 66001 through 66025, which are also known as the "Mitigation Fee Act." The Ordinance included a specified Development Impact Fee for Parks and Recreation Facilities. Ordinance No. 19-04 was embedded in the NZO when the NZO was adopted on March 3, 2020 and is now included in Title 17 of the GMC.

Parks and recreation development impact fees were updated on August 6, 2025 based on the Construction Cost Index as published by Engineering News Record, consistent with Resolution No. 19-04.

On August 20, 2024, the City entered into agreements with DKS Associates and MNS Engineers for preparation of the 2024 Development Impact Fee Nexus Study Update.

The tasks associated with the new Nexus Study included an update of the Goleta Traffic Model, preparation of project development cost estimates for all Transportation development impact fee projects, and preparation of the Nexus Study addressing all development impact fees.

In January 2025, the agreements with DKS Associates and MNS Engineers were amended to provide a comprehensive assessment and GIS mapping of existing pedestrian and bicycle infrastructure and travel, and to use a pedestrian and bicycle traffic model to identify a low-stress and safe pedestrian/bicycle network throughout the City. The work was necessary to support the multimodal components of the updated Development Impact Fee program. In December 2025, these agreements were amended again to provide a comprehensive traffic impact assessment on City streets of various proposed housing development projects in the unincorporated portions of Santa Barbara County adjacent to the City.

Work on this project progressed through the end of 2025.

OS-IA-3 Feasibility Study for Open Space District/Acquisition Methods. This study may analyze the feasibility of creating an open space district financed primarily through property tax revenues or special assessments to acquire, preserve, and maintain open space. Such a study may also analyze other acquisition methods including but not limited to fee simple ownership, bargain sale, eminent domain, right of first refusal, less-than-fee interest methods such as conservation easements, purchase of development rights, and low or no-cost preservation programs.

Summary 2025: The City did not conduct a Feasibility Study in 2025. Existing revenue sources are used to maintain the City's open spaces. These sources include Park Development Impact Fees, Open Space Acquisition Reserves, and outside grant funding. The City has purchased 8 of the 18 parcels in the City's Open Space Overlay, located adjacent to Ellwood Mesa Open Space. No additional parcels were purchased in 2025.

The most recent of these was acquired in January 2022. A variety of grant funds, including Coastal Resource Enhancement Fund Grants and a Monarch Butterfly Habitat Conservation Grant, were used for this latest acquisition. If in the future these revenue sources are not sufficient to acquire, preserve, and maintain the City's open space, then a study as identified in this policy may be initiated.

OS-IA-4 Implementation of the Parks, Facilities and Playgrounds Master Plan. The City will continue implementing the City's Parks, Facilities and Playgrounds Master Plan developed for the system of municipal park facilities to provide a framework to meet existing and future park and recreation service needs. This Plan will be used to determine resource development, expansion, maintenance, operation, or capital improvements appropriate for these city facilities and as a basis for pursuing funding opportunities.

Summary 2025: On January 16, 2020, the City Council adopted the Parks, Facilities, and Playgrounds Master Plan. The Plan includes chapters on the planning context, existing levels of service, a trends analysis, and recommendations and action plans.

After adoption by City Council, the Parks and Recreation Commission identified a list of priorities for implementation of the Plan for City Council consideration. In June of 2021, City Council reviewed and accepted the priorities for implementation, which will assist the Council in future decisions related to projects, staffing needs and direction for the City over the next 15 years. Master Plan implementation continues to inform work programs for the Parks and Recreation Division.

OS-IA-5 Preparation of Individual Park Development and/or Management Plans. A development and/or management plan for individual parks, particularly the largest park sites, may be prepared to match resource needs to individual park sites. Similar to the park master plan, these plans are intended to be used to determine resource development, expansion, maintenance, operation, or capital improvements as appropriate and as a basis for pursuing funding opportunities for individual parks.

Summary 2025: In 2025 the Splash Pad at Johnny D. Wallis Neighborhood Park and other park Improvement Project was completed with the Notice of Completion filed in late December.

In 2025, Phase 1 of the Stow Grove Park Improvement Project made significant progress towards design completion. This included final selection of the playground design and features, as well as the location and format of the all-access restroom facilities, based on feedback from the Parks and Recreation Commission and community input. Phase I was expanded to include a historic and environmental evaluation of the existing caretaker cottage for consideration of demolition. It was concluded that there were no environmental impacts resulting in the removal of the structure and that while the park itself may be a local point of interest, the caretaker cottage is not a historically significant building. Through community and public meetings, it was determined that demolition of the cottage was in the best interest of the project during this phase. Consideration of a replacement structure will be considered during a later phase.

In 2025, the Public Works Department advertised and subsequently received bids for the Mathilda Park Playground Replacement Project – all coming in over engineer estimates. Project scope was slightly revised and the project was re-bid in September 2025, resulting in two qualifying bids. The project was awarded in October 2025, and construction is expected to be completed in 2026.

In 2025, various projects were completed in the Ellwood Mesa and butterfly groves area. The City hosted multiple community volunteer days to help plant trees and native plants, and provide important plant care including installing irrigation, clearing planting sites, spreading mulch and monitoring trees. Over the course of seven months, Santa Barbara County Fire Department crews worked to reduce risk of wildfire at Ellwood Mesa,

including the removal of fallen and dead eucalyptus trees. Surveys occurred throughout the year to track Monarch Butterfly populations.

3.3 Conservation Element

CE-IA-1 Preparation of New Zoning Code. The new zoning code shall include an ESHA overlay zone that establishes regulations to protect habitat resources, including habitats for special status species. The zoning code shall also include provisions to implement protections of native woodlands, agricultural lands, and provisions for BMPs for stormwater management in new development.

Summary 2025: ESHA regulations were included in the NZO adopted on March 3, 2020 and codified as Chapter 17.30 of the GMC. Stormwater regulations are included in Chapter 13.04 of the GMC. On December 3, 2024, the City adopted Ordinance No. 24-05, which, among other things, created a new subsection 17.30.100 of the GMC to outline the process for reviewing a project with ESHA boundaries that differ from what is shown in General Plan Figure 4-1. No further action was taken in 2025.

CE-IA-2 Update of the CEQA Thresholds Manual. The City's *CEQA Thresholds Manual* will be revised to incorporate environmental standards consistent with the policies and standards set forth in the Conservation Element.

Summary 2025: An update was completed to the transportation thresholds for the City in 2020 to convert analysis from Level of Service to Vehicle Miles Traveled (see TE-IA-7 for more details). In 2025, the City did not complete work on a comprehensive CEQA thresholds update.

CE-IA-3 Implementation of a Creek and Watershed Management Plan. The City will continue to implement the City's Creek and Watershed Management Plan. The Plan was prepared to provide detailed standards of acceptable practices for protecting the ecological function, water quality, and drainage and flood control function of Goleta's creeks and watersheds. The City will also participate in multijurisdictional watershed management plans, where appropriate.

Summary 2025: On November 17, 2020, City Council adopted the Creek and Watershed Management Plan via Resolution No. 20-64.

Implementation in 2025 focused on ongoing work in Devereux Creek and Monarch Butterfly Habitat including efforts to reduce wildfire risk and improve native ecosystems.

The Hollister Avenue Bridge replacement over San Jose Creek was completed in Fall 2025. The new bridge is designed to accommodate a 100-year storm event and to be consistent with the completed downstream San Jose Creek Capacity Improvement and Fish Passage Project. Construction of the remaining channel improvements, which will continue the fish passage low-flow channel through the upstream channel, is expected to

be completed in Spring and Summer 2026. This project is associated with Implementation Actions 12.2.3 and 13.3.1.

The City also conducted outreach and support for Creek Week 2025. Activities included a San Pedro/Las Vegas Creeks Cleanup on September 20, 2025 and a Creek Week Art Contest reception at the Goleta Community Center on September 25, 2025. Creek Week support is associated with Implementation Action 7.8.1.

CE-IA-4 Preparation of a Tree Protection Ordinance. The City shall prepare and adopt a Tree Protection Ordinance that addresses standards, for example: heritage trees; public right-of-way trees; parking lot shade trees; native trees; protective buffer widths for native trees, tree protection zones, and mitigation ratios; street and parkway trees; and anti-topping.

Summary 2025: No action was taken in 2025 to develop a Tree Protection Ordinance.

CE-IA-5 Preparation of a Greenhouse Gas Reduction Plan. Within 24 months of the adoption of the Track 3 GP/CLUP Amendments, the City of Goleta will develop a Greenhouse Gas Reduction (GHG) Plan with implementation to commence 12 months thereafter. The Plan is intended to address City activities, as well as activities and projects subject to ministerial and/or discretionary approval by the City.

At a minimum, the Plan will:

- a. Establish an inventory of current GHG emissions in the City of Goleta including, but not limited to, residential, commercial, industrial, and agricultural emissions.
- b. Forecast GHG emissions for 2020 for City operations.
- c. Forecast GHG emissions for areas within the jurisdictional control of the City for business-as-usual conditions.
- d. Identify methods to reduce GHG emissions.
- e. Quantify the reductions in GHG emissions from the identified methods.
- f. Establish requirements for monitoring and reporting of GHG emissions.
- g. Establish a schedule of actions for implementation.
- h. Identify funding sources for implementation.
- i. Identify a reduction goal for the 2030 Planning Horizon.
- j. Consider a biological resource component.

During preparation of the GHG Reduction Plan, the City will also continue to implement City policies regarding land use and circulation as necessary to further achieve the 2020 and 2030 reduction goals and measures to promote urban forestry and public awareness concerning climate change.

In addition to the above, the GHG Reduction Plan will include a plan for City Operations that will address, but is not limited to, the following measures: an energy tracking and management system; energy-efficient lighting; lights-out-at-night policy; occupancy sensors; heating, cooling, and ventilation system retrofits; ENERGY STAR appliances; green or reflective roofing; improved water pumping energy efficiency; central irrigation control system; energy-efficient vending machines; preference for recycled materials in

purchasing; use of low or zero-emission vehicles and equipment and recycling of construction materials in new city construction; conversion of fleets (as feasible) to electric and hybrid vehicles; and solar roofs.

Summary 2025: On July 15, 2014, the City Council adopted the City's Climate Action Plan (CAP) via Resolution No. 14-44. On September 1, 2015, City Council authorized City staff to participate with Santa Barbara County in a technical and financial feasibility study for Community Choice Energy (CCE). A CCE is identified in the City's CAP as the largest local greenhouse gas emissions reduction strategy as electricity would be available from expanded renewable sources. The CCE strategy in the City's CAP is identified as Measure No. CCA-1. After a multi-year effort to study and prepare for a CCE, the City Council voted to join Central Coast Community Energy, 3CE (formerly Monterey Bay Community Power or MBCP), on August 20, 2019. As of 2025, 3CE offers two rate options: 3C Choice at 56% renewable content (2024 Power Content Label) and 3C Prime, which provides 100% renewable content at a premium added cost of \$0.008/kilowatt hour. For more information on 3CE visit: <https://3cenergy.org/>.

On December 5, 2017, the City adopted a goal of 100 percent renewable electricity use by municipal facilities and 100 percent renewable electricity supply for the community by 2030 via City Council Resolution No. 17-52. On May 7, 2024 the Goleta City Council unanimously approved moving to power all City facilities with 100% clean, renewable energy through 3CE's 3CPrime offering, and transitioned to 100% renewable energy in July 2024. With Goleta City Hall already running on solar energy generated by the Monarch Solar Array since August 25, 2022, the solar PV system powers 84% of City Hall electricity usage, saving the City roughly \$6,000 and avoiding 75.7 metric tons of CO2 emissions in its first year of operation. The remainder of Goleta's municipal electricity usage for all facilities and City-owned streetlights is 245.6 metric tons of CO2 emitted. Moving the City's municipal electricity accounts to 3C Prime and 100% clean, renewable energy effectively reduces those carbon emissions to zero, reducing the City's total municipal GHG emissions by approximately 20%.

The Cities of Goleta and Carpinteria and the County of Santa Barbara collaborated on a strategic energy planning project to identify opportunities to cost-effectively develop clean energy resources and develop a Clean Energy Roadmap that will support the City's 100% Renewable Energy Goal. The City Council adopted the Strategic Energy Plan (SEP) on July 16, 2019, via City Council Resolution No. 19-46. For more information on the SEP, refer to the City of Goleta's website for Sustainability: <https://www.cityofgoleta.org/your-city/planning-and-environmental-review/sustainability>.

In late 2022, a GHG emissions inventory for the Goleta community was completed by 3CE, using 2019 and 2020 data to support continued monitoring of emissions. This data demonstrated that Citywide emissions decreased to 18% below 1990 levels.

Finally, preparation for the Goleta Valley Library Remodel Project was underway in 2025 and will substantially increase energy efficiency at the Fairview Library Branch. The project will completely replace the existing air handling system with a modern, efficient

system and will retrofit much of the lighting to LED. Moreover, future installation of solar power, EV charging, and battery storage can be accommodated by the redesigned electrical room.

3.4 Safety Element

SE-IA-1 New Zoning Code. The City's new zoning code shall include regulations for a hazards overlay zone to address seismic and other geologic hazards, coastal hazards, flooding, and wildland fire hazards. In addition, the new zoning code should include regulations for an airport approach overlay zone.

Summary 2025: The NZO, adopted on March 3, 2020 and codified as Title 17 of the GMC, contains standards for proposed development and new land uses in coastal, geological, and fire hazards. Additionally, regulations creating an “-AE” Airport Environs Overlay District are also included within the now codified Title 17. The “-AE” Airport Environs Chapter in Title 17 was updated through Ordinance No. 23-13 on December 5, 2023 to reflect the updated Santa Barbara Airport Land Use Compatibility Plan. The City adopted amendments to the Title 17 on September 2, 2025, via Ordinance No. 25-05. The amendments included removing certain language regarding fire protection measures for new structures and rebuilding in high fire hazard areas.

SE-IA-2 San Jose Creek Flood Control Project. The City shall implement the San Jose Creek Flood Control Project, including construction of appropriate flood control facilities, to reduce the extent and frequency of flooding in the Old Town area.

Summary 2025: Construction of Phase I, which is the southernmost 4,100 feet of the flood control channel, was completed in 2014 and is currently operational. The Phase II (Hollister Avenue Bridge) component of the project is included in Project Connect. Construction was underway in 2025 on the new bridge, which will replace the existing bridge over San Jose Creek to achieve 100-year storm flow capacity and link the recently completed downstream San Jose Creek Capacity Improvement and Fish Passage project. The completion of the Phase II bridge and channel improvements will improve the flood conveyance capacity of the San Jose Creek flood control channel. Upon completion of improvements, a Letter of Map Revision (LOMR) will be submitted to FEMA that will revise the 100-year FEMA flood hazard map and remove a portion of Old Town from the flood hazard area. The revised flood map and removal of both residential and commercial property from the 100-year flood hazard area will lower flood risk and allow a reduction in insurance premiums, while also encouraging new investment throughout the Old Town area. The projected approval of the LOMR is in late 2028.

SE-IA-3 Annual Safety Audits of Oil and Gas Facilities. Annual safety audits shall be prepared for all oil and gas production, processing, and storage facilities.

Summary 2025: The City's Planning and Environmental Review Department staff and the City's Oil and Gas consultant continue to play active roles through participating in the County's monthly meetings of the System Safety and Reliability Review Committee

(SSRRC). Of note, the Ellwood Onshore Facility (EOF) is in the process of abandonment and decommissioning. The SSRRC reviews related actions as part of the monthly meetings.

Safety, Inspection, Maintenance and Quality Assurance Program (SIMQAP) annual audits are scheduled and conducted through the SSRRC for all active facilities (requiring audits through their permit conditions) within Santa Barbara County, of which the only facility within the City of Goleta is the EOF. A final SSRRC safety audit of the EOF was conducted on May 23, 2023 as part of the facility hand off from the California State Lands Commission (CSLC) and the then new owner, Bell Canyon Recreation, LLC (BCR). The audit is a requirement under the City's EOF land use permit. As part of this 2023 audit, a detailed City of Goleta Punchlist was prepared, including the critical safety findings. In 2025, the Punchlist items were completed. Throughout the 2025 time period, BCR continued to work with the City, other regulatory agencies, and the SSRRC on facility decommissioning and abandonment plans, change of owner/operator application review, and the forthcoming permitting requirements.

SE-IA-4 Emergency Operations and Hazard Mitigation Plans. The City shall maintain and update an Emergency Operation Plan (EOP) and Local Hazard Mitigation Plan (LHMP). These plans shall be coordinated as appropriate with the County of Santa Barbara planning efforts.

Summary 2025: The most recent update to the City of Goleta's EOP was completed in December 2023. All City staff participate in annual EOP training to ensure compliance with the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS). A project, led by the Emergency Services Division, was underway in 2025 to revise the current EOP. Completion and City Council adoption of the revised EOP is currently projected for 2026.

The City participates in the countywide Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), which encompasses all eight incorporated cities in Santa Barbara County. The MJHMP provides a regional assessment of hazard vulnerabilities and outlines strategies to reduce risk and minimize future damage. Goleta's role is represented through the Goleta Annex, last updated in 2022 and approved by both the California Office of Emergency Services and the Federal Emergency Management Agency. The City formally adopted the Annex through Resolution No. 23-18 on April 4, 2023. Subsequently, on August 19, 2025, the City Council adopted the 2022 MJHMP by reference into the Safety Element of the General Plan via Resolution No. 25-33. The next MJHMP update is required by 2028. Planning activities for this update began in 2025 in collaboration with the County Office of Emergency Management.

SE-IA-5 International Fire Code Council Urban Interface Code. Consideration of adoption of the International Fire Code Council Urban Interface Code, which would include certain additional standards for new construction.

Summary 2025: On November 18th, 2025, the Santa Barbara County Board of Supervisors adopted Ordinance No. 5269 and Resolutions No. 25-250 and 25-251, thereby adopting by reference the 2025 California Building Standards Codes, including the Fire and Wildland-Urban Interface Codes and associated local amendments for the Santa Barbara County Fire Protection District (District). The District provides fire protection services within the City of Goleta and unincorporated areas of Santa Barbara County. City Council ratification of County Ordinance No. 5269 is expected in early 2026.

No further action was taken in 2025.

SE-IA-6 Climate Action and Adaptation Plan. The City shall prepare and update, as needed, a Climate Action and Adaptation Plan. The Plan shall be prepared to, among other things, update and consolidate the City's Climate Action Plan (July 2014, implementing CE-IA-5), Coastal Hazards Vulnerability Assessment and Fiscal Impact Report (2015), Strategic Energy Plan (2019), and satisfy the requirements of Public Resources Code Section 30985 (SB 272) regarding sea level rise planning and adaptation.

Summary 2025: The City adopted this implementation action August 19, 2025 via Resolution No. 25-33. No further action was taken in 2025.

SE-IA-7 Climate Hazards and Assessment Ordinance. The City shall prepare an ordinance to amend Title 17 (Zoning) of the Goleta Municipal Code to specify the screening and reporting requirements needed to implement Subpolicy SE 12.3 (Site-Specific Climate Hazards). The ordinance shall identify the climate hazards to be analyzed for new development, when a full climate hazards report is required, the contents required for a climate hazard report, and detail under what circumstances siting and design changes are warranted to address the climate hazards identified in the report.

Summary 2025: The City adopted this implementation action August 19, 2025 via Resolution No. 25-33. No further action was taken in 2025.

3.5 Visual and Historic Resources Element

VH-IA-1 Preparation and Adoption of New Zoning Code. The new zoning code may include requirements for design review, appropriate development standards, parking regulations, wireless communications regulations, and sign regulations. In addition, a Historic Resources Overlay Zone shall be included.

Summary 2025: The NZO, adopted on March 3, 2020 and codified as Title 17 of the GMC, includes standards for design review, development standards, parking regulations, sign regulations, and standards for telecommunication facilities located on private property. Design review standards are included in Part V of the Zoning Code (e.g., size, scale, colors, materials, layout, open space, etc.) in order to ensure compatibility of new development and redevelopment with the existing neighborhood and surrounding community. Site development standards are included in Part II (e.g., allowable uses,

setbacks, lot size, height) in order to ensure that new development is well-controlled and planned. Parking regulations are included in Part IV (e.g., required number, size, location, bicycle parking) in order to ensure adequate on-site parking is provided. Sign regulations are also included in Part IV (e.g., types, size, placement, materials, lighting) to ensure that approved signage minimizes potential negative impacts to the surrounding community.

An Historic Preservation Ordinance (Ordinance No. 22-05) was adopted on April 19, 2022. This ordinance included historic and archaeological resource protection standards in Title 17. No further action was taken in 2025.

VH-IA-2 Preparation and Adoption of Design Guidelines. Design Guidelines shall be prepared to provide a consistent basis for reviewing and evaluating projects or improvements proposed within the city. The guidelines should reinforce and provide consistency to the design goals and policies set forth in this plan for single-family residential, multifamily residential, commercial/industrial, institutional/public, and quasi-public development. The Design Guidelines should also address outdoor lighting, including quality and quantity of illumination levels, glare, light pollution, energy efficiency, safety, and security.

Summary 2025: The City currently has architectural and design guidelines for commercial projects (adopted April 7, 2003 via Resolution No. 03-20) and other specific guidelines for those projects located within the Old Town Heritage District. These Old Town guidelines were adopted by the County in 2001 and subsequently adopted by the City upon incorporation on February 1, 2002, via Resolution No. 02-01. The NZO, adopted on March 3, 2020, and codified as Title 17 of the GMC, includes general design guidelines for landscaping, lighting, parking and loading areas, and signage in order to provide clear direction for new and existing development throughout the City, and incorporates the Goleta Old Town Heritage District Architecture and Design Guidelines through Chapter 17.19, -OTH Old Town Heritage Overlay District. In 2022, the City prepared objective design standards (ODS) for multi-unit and mixed-use developments. On November 15, 2022, the City Council adopted the new ODS standards and procedures in Chapter 17.44 of the GMC.

No additional development of design guidelines was undertaken in 2025.

VH-IA-3 Preparation and Adoption of Story Pole/Visual Simulation Procedures. The City shall establish story pole/visual simulation procedures to provide a means to help understand a proposed project's size, bulk, and scale in relation to the neighborhood and/or evaluate its effects on scenic resources. Visual aids may include, but not be limited to, story poles, physical or software-based models, photo-realistic visual simulations, perspectives, and photographs.

Summary 2025: Story pole guidelines have been included as a part of the NZO that were adopted on March 3, 2020 as Ordinance No. 20-03. Seven distinct provisions for story poles are discussed in detail in the Notification Requirements section as subsection

17.52.050(C)(5). Two amendments to these provisions were made as part of Ordinance No. 23-02. The first revision clarified that story poles are only required for projects requiring a public hearing (which could be with the City Council, Planning Commission, Zoning Administrator, or Design Review Board). The second revision created a provision that an applicant can remove story poles after any public hearing that does not include a formal, appealable action. If the applicant chooses to remove the story poles, the applicant would still need to reinstall the story poles prior to any subsequent public hearing.

Additional and more-specific Story Pole/Visualization Simulation Procedures were identified as a follow-up item to the NZO. No further work on these procedures occurred in 2025.

VH-IA-4 Creation of a Historic Preservation Board or Committee. The City shall establish an advisory board or committee to promote and assist in the preservation of Goleta's heritage through the identification, evaluation, and documentation of the City's historic resources. Board responsibilities may include maintenance of the City's historic resources inventory, including trees and landscapes of special significance; recommendations for designation of landmarks or structures of merit; and review and make recommendations regarding plans for exterior alterations and additions, relocations, and demolitions of designated landmarks and structures of merit.

Summary 2025: The City Council approved the formation of a Historic Preservation Commission (HPC) with the adoption of Ordinance No. 22-05 on April 19, 2022. Ordinance No. 22-02 created a new Chapter 2.17 (Historic Preservation Commission), Chapter 17.33 (Historic Resource Preservation), and Chapter 17.43 (Archaeological and Tribal Cultural Resources) as well as other regulatory and definition updates.

Adoption of Ordinance No. 22-05 completed this implementation action.

3.6 Transportation Element

TE-IA-1 Traffic Impact Fee Program. The City will prepare a citywide traffic impact fee study and adopt a traffic impact fee ordinance in accordance with the requirements of Assembly Bill 1600. The fees shall be used to fund transportation improvements that mitigate the traffic impacts of new development allowed by this plan. The impact fee study shall identify and be based on the estimated costs of construction of all transportation system improvements needed to ensure adequate levels of service system wide. Each new development project shall be charged a fee that represents its proportionate share of potential need for and impacts on the facilities included in the fee system.

Summary 2025: The City completed a Development Impact Fee Nexus Fee Study in Fiscal Year 2018/19. On February 6, 2019, the City Council adopted, via Resolution 19-04, the Fee Study and new Development Impact Fees. Subsequently, on February 19, 2019, the City Council adopted Ordinance No. 19-04 for a new Citywide Development Impact Fee Ordinance to require the payment of impact fees for development projects

within the City, pursuant to Government Code Sections 66001 through 66025, which are also known as the “Mitigation Fee Act.” The Ordinance included a specified Development Impact Fee for Transportation Facilities as well as a separate Development Impact Fee for Bicycle and Pedestrian Facilities. Ordinance No. 19-04 was embedded in the NZO when the NZO was adopted on March 3, 2020 and is now included in Title 17 of the GMC.

Transportation development impact fees were updated on August 6, 2025 based on the Construction Cost Index as published by Engineering News Record, consistent with Resolution No. 19-04.

On August 20, 2024, the City entered into agreements with DKS Associates and MNS Engineers for preparation of the 2024 Development Impact Fee Nexus Study Update. The tasks associated with the new Nexus Study included an update of the Goleta Traffic Model, preparation of project development cost estimates for all Transportation development impact fee projects, and preparation of the Nexus Study addressing all development impact fees.

In January 2025, the agreements with DKS Associates and MNS Engineers were amended to provide a comprehensive assessment and GIS mapping of existing pedestrian and bicycle infrastructure and travel, and to use a pedestrian and bicycle traffic model to identify a low-stress and safe pedestrian/bicycle network throughout the City. The work was necessary to support the multimodal components of the updated Development Impact Fee program. In December 2025, these agreements were amended again to provide a comprehensive traffic impact assessment on City streets of various proposed housing development projects in the unincorporated portions of Santa Barbara County adjacent to the City.

Work on this project progressed through the end of 2025.

TE-IA-2 Capital Improvements Program and Budget. The City shall prepare and maintain a Capital Improvement Program that includes a list of all transportation-related capital projects needed to implement the General Plan during the planning period and the anticipated costs and funding sources for each project. The annual budget should include the appropriations for those projects authorized to be initiated in the next fiscal year. The Capital Improvement Program should be updated annually along with anticipated funding capacities as part of the annual budget process.

Summary 2025: The maintenance of a Capital Improvement Program (CIP) and budget is an ongoing activity of the CIP Division of the Public Works Department. The Public Works Department reviews the CIP in five-year increments, with annual evaluations, following the fiscal (not calendar) year to support the budget process. This is consistent with the direction provided in TE-IA-2. On June 17, 2025, City Council adopted a Resolution (Resolution 25-22) adopting the Two-Year Budget Plan for Fiscal Years 2025/26 and 2026/27 and the 5-Year CIP.

TE-IA-3 Street Design Standards. The City will prepare a street design manual that sets forth standards for design of street facilities, including travel lanes, on-street parking, center medians, landscape strips, sidewalks, bikeways, bus turnouts, bus shelters, street trees, and other facilities located within street rights-of-way. The standards shall include dimensional requirements for the various facilities.

Summary 2025: The County of Santa Barbara Engineering Design Standards were adopted upon City incorporation in 2002. On November 6, 2018, the City Council adopted the revised Santa Barbara County Engineering Design Standards, for use by the City in the design and review of Road and Bridge Construction Plans and Specifications within the City of Goleta (Resolution No. 18-60). The document includes 44 additional State, federal, or adopted Association design guideline manuals that may be applied to the City's roadway designs when applicable. No additional action was taken in 2025.

TE-IA-4 Neighborhood Traffic Management Program. Neighborhood Traffic Management Programs (NTMPs) may be developed to reduce vehicle speeds where appropriate and to control traffic volumes on local streets. Each NTMP should be a two-phase program, with the first phase involving education and neighborhood participation to determine whether there is support for potential measures to manage neighborhood traffic. The second phase may involve, where appropriate and cost effective, installation of restrictive physical devices to manage traffic and improve safety. Generally passive traffic management measures should be evaluated for effectiveness prior to considering installation of restrictive measures.

Summary 2025: The City does not currently have a comprehensive NTMP.

The City Council adopted Resolution No. 24-07 on February 20, 2024, supporting Vision Zero Efforts to eliminate fatal and severe transportation related collisions. The resolution endorses comprehensive holistic Vision Zero principles as a means to achieve this goal and directs staff to incorporate Vision Zero goals as a guiding principle for transportation planning, design of streets and sidewalks, and maintenance of public rights of way. The NTMP will be part of the Vision Zero effort. In 2024, the City received grant funding to further these efforts. However, the Vision Zero project was moved to Fiscal Year 2026/2027 as part of the two-year budget adopted on June 17, 2025.

TE-IA-5 Parking In-Lieu Fee Program for Old Town. The City will consider establishing regulations in the new zoning code that allow all or a portion of the onsite parking requirement for development within the Old Town area to be satisfied by the payment of an in-lieu fee. Fee receipts, supplemented if appropriate with RDA funding, shall be used exclusively to acquire land and/or construct or improve one or more off-street parking facilities.

Summary 2025: Staff continues to seek additional opportunities with property owners for purchases or possible leases of properties to increase off-street parking in the Old Town area. With the dissolution of the RDA in February 2012, the adoption and timing of implementation of this program is uncertain due to the lack of funding and will likely need

to rely on the City's General Fund until other sources of funding for such efforts can be identified.

Title 17 of the GMC, adopted on March 3, 2020, via Ordinance No. 20-03, includes a potential reduction in required parking should an in-lieu parking fee be developed in the future for Old Town (see Section 17.38.060).

No new activities regarding a parking in lieu program occurred in 2025.

TE-IA-6 Bicycle Transportation Plan. The City shall implement and periodically update the City's Bicycle and Pedestrian Master Plan that addresses the required elements set forth in Section 891.2 of the California Streets and Highways Code; such a plan is required for submittal of grant funding applications.

Summary 2025: On October 16, 2018, Council adopted the Bicycle and Pedestrian Master Plan (Resolution No. 18-57).

In 2025, the City began construction of the San Jose Creek Multipurpose Path Project, which includes bike and pedestrian paths linking northern Goleta neighborhoods and key destinations in the City.

TE-IA-7 Update of the CEQA Thresholds Manual. The City's CEQA Thresholds Manual shall be revised to incorporate standards consistent with the policies and standards set forth in the Transportation Element.

Summary 2025: On July 7, 2020, the City adopted, via Resolution No. 20-44, new transportation thresholds in compliance with new State CEQA Guidelines Section 15064.3, which identifies vehicle miles traveled – meaning the amount and distance of automobile travel attributable to a project – as the generally appropriate metric to evaluate a land use project's transportation impacts. These thresholds are now incorporated into the City's CEQA Thresholds Manual.

No additional action was taken in 2025 to update the CEQA Thresholds Manual.

3.7 Public Facilities Element

PF-IA-1 Preparation of AB 1600 Study and Impact Fee Program. Government Code Section 66000 allows local jurisdictions to establish development impact fees to fund the construction of public infrastructure necessary to serve new development. The adopted AB 1600 Fee Ordinances and Resolutions allow the City to impose developer impact fees on all new development within Goleta. Development Impact Mitigation Fees (DIMFs) are assessed on development projects that cause an increased impact on public services in order to mitigate the cost of providing these services to new development. DIMFs related to transportation, fire protection, parks and recreation, library, public administration, and police are charged to development occurring throughout the city. Following adoption of

this plan, a new nexus study for impact fees shall be prepared and the existing fees revised as appropriate.

Summary 2025: The City completed a Development Impact Fee Nexus Fee Study in Fiscal Year 2018/19. On February 6, 2019, the City Council adopted, via Resolution 19-04, the Fee Study and new development impact fees. Subsequently, on February 19, 2019, the City Council adopted Ordinance No. 19-04 for a new Citywide Development Impact Fee Ordinance to require the payment of impact fees for development projects within the City, pursuant to Government Code Sections 66001 through 66025, which is also known as the “Mitigation Fee Act.” The Ordinance included a specified Development Impact Fee for Bicycle and Pedestrian Facilities, Fire Facilities, Library Facilities, Parks and Recreation Facilities, Police Facilities, Public Administration Facilities, Storm Drain Facilities, and Transportation Facilities. Ordinance No. 19-04 was embedded in the NZO when the NZO was adopted on March 3, 2020 and is now included in Title 17 of the GMC.

Public administration development impact fees were updated on August 6, 2025 based on the Construction Cost Index as published by Engineering News Record, consistent with Resolution No. 19-04.

On August 20, 2024, the City entered into agreements with DKS Associates and MNS Engineers for preparation of the 2024 Development Impact Fee Nexus Study Update. The tasks associated with the new Nexus Study included an update of the Goleta Traffic Model, preparation of project development cost estimates for all Transportation development impact fee projects, and preparation of the Nexus Study addressing all development impact fees.

In January 2025, the agreements with DKS Associates and MNS Engineers were amended to provide a comprehensive assessment and GIS mapping of existing pedestrian and bicycle infrastructure and travel, and to use a pedestrian and bicycle traffic model to identify a low-stress and safe pedestrian/bicycle network throughout the City. The work was necessary to support the multimodal components of the updated Development Impact Fee program. In December 2025, these agreements were amended again to provide a comprehensive traffic impact assessment on City streets of various proposed housing development projects in the unincorporated portions of Santa Barbara County adjacent to the City.

Work on this project progressed through the end of 2025.

PF-IA-2 Capital Improvements Program and Budget. The City shall prepare and maintain a CIP that includes a list of all capital projects needed to implement the General Plan during the planning period and the anticipated costs and funding sources and for each project. The annual budget should include the appropriations for those projects authorized to be initiated in the next fiscal year. The CIP should be updated annually along with anticipated funding capacities as part of the annual budget process.

Summary 2025: The maintenance of a Capital Improvement Program (CIP) and budget is an ongoing activity of the CIP Division of the Public Works Department. The Public Works Department reviews the CIP in five-year increments, with annual evaluations, following the fiscal (not calendar) year to support the budget process. On June 17, 2025, City Council adopted a Resolution (Resolution 25-22) adopting the Two-Year Budget Plan for Fiscal Years 2025/26 and 2026/27 and the 5-Year CIP.

3.8 Noise Element

NE-IA-1 Adoption of New Noise Ordinance. The City will prepare and consider adoption of a comprehensive new Noise Ordinance that contains quantitative, enforceable, and effective measures to control unacceptable levels of daytime and nighttime noise. The ordinance should address noise related to new development and construction as well as nuisance-type noise sources.

Summary 2025: Noise regulations for new development are included in the NZO that was adopted on March 3, 2020 via Ordinance No. 20-03. These regulations include restrictions that limit the hours of operation of specific uses (e.g., automotive facilities, commercial markets, home occupations) in order to provide additional protections to sensitive receptors. Lastly, as a standard condition of approval for all zoning permits approved by the City, construction hours for noise-generating development are restricted to the hours between 8:00 a.m. and 5:00 p.m. in order to further limit unwanted and disruptive noise.

The City adopted new noise regulations in Chapter 9.09, Noise Restrictions, of the GMC via Ordinance No. 23-09, on September 5, 2023. The ordinance (1) changed curfew hours applicable to certain noises from 12am-7am to 10pm-7am; (2) added a list of specifically prohibited noises; (3) amended the list of exempt noises; and (4) cleaned up ambiguous language and reorganized sections for better flow. No additional action was taken in 2025.

NE-IA-2 Design Criteria. New design manuals should be prepared that include suggested site design and architectural design practices and methods that will attenuate exterior and interior noise levels, including residential projects located adjacent to transportation noise sources. Standard conditions of approval for discretionary planning applications should be prepared that incorporate best noise control practices to mitigate noise impacts.

Summary 2025: Currently, the California Building Code includes Noise Insulation Standards that include design practices and methods that attenuate both interior and exterior noise levels. Additionally, throughout the Design Review process, a project's layout and overall site design are routinely analyzed with consideration of noise sources (e.g., Route 101, railway, airport, etc.) to best control and mitigate noise impacts to sensitive receptors. Performance standards for noise are included in the NZO, that was adopted on March 3, 2020 via Ordinance No. 20-03. These standards can now be found in Section 17.39.070 of the GMC. No additional action was taken in 2025.

NE-IA-3 Noise Enforcement Program. The City will establish and implement a Noise Enforcement Program to continue the City's practice of promptly investigating and following-up on noise complaints, and tracking these complaints in the City's Customer Service Request Database.

Summary 2025: Throughout 2025, the City's Code Compliance Division and the Santa Barbara County Sheriff's Department continue to receive and investigate noise complaints within the City of Goleta. Additionally, residents are able to use the City of Goleta's City Assist portal to submit noise complaints registered within the portal's database.

3.9 Housing Element

HE 1.1 Code Compliance. The City will continue its proactive and reactive efforts to preserve residential neighborhoods, encourage good property management practices, and minimize physical deterioration of existing housing units through compliance with zoning, building, and maintenance standards. When violations of these standards are confirmed to exist, property owners and tenants will be notified and encouraged to address them and bring the property into compliance. In addition, the City will conduct surveys twice a year for property maintenance, targeted in areas with higher concentrations of lower-income households.

Summary 2025: The City's Code Compliance Division responds to complaints and continues to work with property owners, property tenants, and business owners to maintain compliance with all applicable zoning and building standards requirements during 2025. The Code Compliance Division has two full-time Code Compliance Officers and one part-time Office Specialist. The Code Compliance Division has focused on investigating and seeking voluntary compliance in situations that involve building, environmental, nuisance, and zoning violations; however, the issuance of citations and other measures occur when voluntary compliance is not achieved after warnings have been given. No additional action was taken in 2025.

HE 1.2 Housing Rehabilitation. The City will help to publicize community service organizations that provide volunteer housing repair and improvement assistance for homeowners who are physically or financially unable to maintain or repair their properties. Flyers will be posted on the City website, at City Hall, and at other locations throughout the community, with specific attention given to locations within Census Tract 003001 (Old Town) where larger concentrations of lower-income households reside. In addition, on an annual basis the City will actively seek additional funding sources and identify potential partnerships with local and regional organizations to expand financial resources to support community rehabilitation and reduce risk of displacement.

Summary 2025: In 2025, the City continued to publicize Habitat for Humanity of Southern Santa Barbara County's A Brush With Kindness home-repair program for low-income homeowners within the City and on the South Coast who are unable to maintain their houses without assistance. The City's outreach made the program information available,

in English and Spanish, to almost 8,000 people through its email and text alert platform, as well as on Nextdoor, various social media sites, and the City News section of its website.

In addition, the City, along with other members of the County HOME/PLHA Consortium, provided PLHA funds to Habitat for Humanity of Southern Santa Barbara County for their home-repair program.

HE 1.3 Monitor and Preserve Assisted Affordable Housing Units. The City will strive to ensure that all deed-restricted affordable housing—whether provided through government subsidy programs, incentives granted by the City or County in approving projects, or through City or County inclusionary requirements—will remain affordable for the longest term allowed by law. In its expenditures from the Affordable Housing Trust Fund and other actions, the City will give priority to preservation of existing affordable units where active affordability covenants or other regulatory agreements will be reaching the end of the term specified in those documents. Specific actions include:

a. Affordable Housing Inventory. Maintain an up-to-date inventory of affordable housing subject to recorded affordability agreements and/or covenants and their potential expiration dates.

Summary 2025: The City maintains an inventory of the affordable housing units in its jurisdiction and regularly monitors both rental and ownership units for compliance. The inventory includes information, including expiration dates, for units that were deed restricted prior to the City's incorporation in 2002, units created under the City's housing programs, and other deed-restricted units created within the city limits.

Currently, there are 25 affordable housing projects in the City of Goleta, which make up a total of 588 units with recorded affordability covenants for very low- to above moderate-income households. Of those 588 units, 120 units are part of 7 homeownership projects, and 468 units are part of 18 multifamily rental projects. An additional project has 10 rental units, which have deed restrictions that only become effective if the units are converted to condominiums. No units were added or removed from the inventory in 2025, and no units are at risk of conversion to market rate until 2029. See Appendix E for a map of the affordable housing projects. Staff intends to migrate the housing inventory into an Esri geodatabase in 2026.

b. Preservation Efforts for Units at Risk of Conversion. When units are determined to be at risk of conversion to market rate status, the City will work with the property owners and other parties to extend the affordability covenants to the extent feasible. Coordinate with nonprofit sponsors seeking to acquire and rehabilitate affordable rental housing units in order to maintain ongoing affordability of the units. Actions include but are not limited to: (1) notify nonprofit organizations three years prior to potential covenant expiration dates, (2) identify support necessary to obtain funding from governmental programs and nongovernmental grants, (3) facilitate expedited permit processing, (4) waive or reduce fees if feasible, (5) provide City Affordable Housing

Trust Funds, when available, (6) monitor available sources of affordable housing funding that may be used to negotiate extensions to affordability covenants.

Summary 2025: No assisted rental units are at risk of conversion to market rate until 2029. However, City affordability covenants require notification to the City and the local housing authority when the long-term affordability of the units is set to expire. In anticipation of future risk of conversion, in 2025, staff prepared to provide outreach to tenants of such units.

c. Low/Moderate Income Housing in the Coastal Zone. As provided in California Government Code Sections 65590 and 65590.1, the City must require property owners to replace low- or moderate-income housing units demolished or converted within the Coastal Zone and require new housing developments in the Coastal Zone to include affordable housing, unless projects are exempt from these requirements.

Summary 2025: No low- or moderate-income housing units were demolished or converted within the Coastal Zone in 2025. No housing projects were approved in the Coastal Zone in 2025.

d. Tenant Assistance. Provide education and support to tenants of assisted lower-income units at risk of conversion to market rate.

Summary 2025: There are no assisted rental units at risk of conversion to market rate in the next several years, but the City staff is preparing to provide outreach to tenants of such units in the future as the periods of affordability near their end. In addition, the City continues to contract with the Rental Housing Mediation Program through the City of Santa Barbara, to help tenants and landlords understand and exercise their rights and responsibilities. The City also placed updated printed copies, in English and Spanish, of the *California Guide to Residential Tenants' and Landlords' Rights and Responsibilities* at City Hall and on the City website.

HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities. There are five mobile home parks with a total of approximately 650 spaces in Goleta. The City recognizes these mobile home parks as an important stock of affordable housing and will work with residents, property owners, agencies, and nonprofit groups to seek ways to assist in the long-term protection and affordability of this unique source of housing through the following actions:

a. Mobile Home Park (MHP) Land Use Designation. Discourage the closure and/or conversion of mobile home parks to other uses. Mobile home parks will continue to be designated in the MHP land use category on the General Plan Land Use Plan Map (Figure 2-1), and conversion to a different use requires an amendment of the General Plan Land Use Plan Map.

Summary 2025: There were no Mobile Home Park closures in 2025, nor were there any applications for the conversion of mobile home parks, which would require an amendment to the General Plan Land Use Map. The last approval by the City for a conversion occurred in 2009 (Resolution No. 09-12) allowing the single parcel mobile home park (Rancho Mobile Home Park) to be converted to multi-parcel condominium mobile home park. In 2025, the associated Development Agreement for the conversion of the park was fully implemented, and 47% of the mobile home owners in the park were able to purchase the land beneath their mobile home.

b. Relocation and Tenant Assistance. If a mobile home park is approved for conversion to other uses, subdivision to allow ownership of individual sites or airspaces, or conversion to a cooperative, the City will require the owner/developer to provide relocation assistance (financial and/or other assistance) for current occupants sufficient to cover the resulting relocation costs to all displaced mobile home owners or renters. The City may approve a subdivision of an existing mobile home park only upon condition that existing occupants be extended a right of first refusal for purchasing an individual site or airspace within the mobile home park. To the extent allowed by law, any subdivision of an existing mobile home park is required to provide a number of sites at prices affordable to low- and moderate-income households in accordance with Implementation Program HE 2.5 Inclusionary Housing.

Summary 2025: There were no Mobile Home Park closures in 2025, nor were there any applications for the conversion of mobile home parks, which would require an amendment to the General Plan Land Use Plan Map. The last approval by the City for a conversion occurred in 2009 (Resolution No. 09-12) allowing the single-parcel mobile home park (Rancho Estates Mobile Home Park) to be converted to multi-parcel condominium mobile home park. The conversion of Rancho Estates Mobile Home Park to condominiums occurred in May 2023, and the City, as a party to the associated Development Agreement, ensured that the park owner and park residents fulfilled their rights and responsibilities thereunder. The Development Agreement was fully implemented in fall 2025.

c. Ownership Opportunities. Facilitate mobile home park ownership opportunities while preventing displacement of existing residents. Actions may include, but not be limited to, establishing an assessment district to pay for any necessary offsite public improvements, considering provision of financial assistance through the City's Affordable Housing Trust Fund, and identifying other ownership opportunities for lower-income mobile home park residents. Information regarding ownership conversion of mobile home parks will be posted on the City website and made available at City Hall by December 2023 and updated annually.

Summary 2025: Under Chapter 8.17 of the City's Municipal Code, the City is able to regulate mobile home park closures and changes of use. These regulations provide a procedure and standards for assessing the adverse impacts of a mobile home park closure or change of use on the displaced mobile home owners residing in the park that is being closed and to determine appropriate relocation assistance for those residents.

No consideration of assessment districts or other financial assistance to support mobile home ownership were considered in 2025.

On April 21, 2020, City Council authorized, via Resolution No. 20-22, the execution and recordation of a Final Map for the site generally known as the Rancho Estates Mobile Home Park at 7465 Hollister Avenue for the purposes of converting the existing 17.84-acre rental mobile home park to a resident-owned mobile home park. A Development Agreement between the Rancho Estates Mobile Home Park owner and the City, granted tenants of the Park the opportunity to purchase their lots and obtain the benefits and assurances of land ownership; required limited rental rate increases below that which is prescribed by state law for tenants who choose not to purchase their lots; and endeavored to assist tenants of the park in the acquisition of financing to purchase a lot. The first sale was completed in August 2023, and a total of 70 lots were sold by the end of 2025.

d. Reduced Impact Fees. The City Council will continue to provide a tiered development impact fee structure that has lower development impact fees for mobile home units located in mobile home parks as compared to single-unit detached dwellings commensurate with the lower level of impacts for this type of development.

Summary 2025: As of 2025, the City has a total of five mobile home parks; Rancho Estates, Santa Barbara West, Wayside Village, University, and Rancho Goleta. Each of these mobile home parks has been built-out since before the City's incorporation in 2002. As such, unless expanded in size and units, the existing homes were considered as part of the baseline for the City and any redevelopment or replacement of an existing home would not trigger the assessment of new impact fees. The City undertook an extensive Nexus Study in 2018 that lead to the adoption of new development impact fees in 2019. As part of these fees, mobile homes are required to pay less in impact fees than other single family detached homes.

HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use.

a. The City will deny condominium conversions unless the rental vacancy rate has averaged 5 percent or greater during the preceding 3-year period. The following provisions are also required: (1) exemptions for limited-equity residential cooperatives that provide long-term affordability for extremely low-, very low- or low-income households; (2) required relocation assistance when units are converted; (3) right of first refusal of purchase of units by occupants; (4) required percentage of units, consistent with Implementation Program HE 2.5 Inclusionary Housing to be set aside for extremely low- to moderate-income households; and (5) recordation of an Agreement to Provide Affordable Housing and deed restrictions that include implementation of resale controls and/or equity sharing.

Summary 2025: No applications for condominium conversion of rental residential units to ownership were submitted to the City in 2025.

- b. The City will consider adopting and implementing regulations to discourage the conversion of conforming residential units to nonresidential uses and regulate, to the extent permitted by law, conversion of rental housing developments to nonresidential uses to protect and conserve the rental housing stock.

Summary 2025: On December 3, 2024, the City Council adopted Ordinance No. 24-05. As part of this ordinance, the City updated regulations related to conversion of residential units. Updates included stronger protections for conforming residential units proposed for conversion to non-residential units and updated to better reflect changes in State law related to conversion of housing units. This ordinance also created a unique chapter (17.45) of the GMC dedicated to “Replacement of Lost Dwelling Units.” No further action was taken in 2025.

HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs. The City will facilitate full use of available rental assistance programs by providing information to owners of apartment units regarding current “source of income” laws regarding the use of Section 8 vouchers. The City will maintain descriptions of current programs and contacts to assist interested persons and will coordinate with the Housing Authority of the County of Santa Barbara in publicizing information on rental housing assistance programs.

Summary 2025: The Housing Authority of the County of Santa Barbara (HASBARCO), acting on Goleta’s behalf and with approval from the U.S. Department of Housing and Urban Development (HUD), continues to assist the City of Goleta with its affordable housing rental stock. As of 2025, HASBARCO provides rental assistance to 279 low-income families within the City as follows: 142 through Section 8 Housing Choice Vouchers; 123 through Section 8 Project-Based Vouchers; 14 through Project-Based Rental Assistance.

The City’s Neighborhood Services Department staff regularly meet with representatives from the HASBARCO on new programs and developments.

The City contracts with the Rental Housing Mediation Program that responds to all tenant inquiries regarding rental landlord-tenant issues. Neighborhood Services Department staff also coordinate with the Legal Aid Foundation of Santa Barbara regarding any “source of income” concerns in placing people with Housing Choice Vouchers. Ther LEAP Family Resource Center, located in Goleta, provides robust information and resources to people seeking rental assistance.

In addition, for homeless people, the City contracts with City Net, New Beginnings Safe Parking Program, and a new vendor, Partners in Housing Solutions to offer rental assistance through the federal Housing Choice Voucher program and other Rapid Rehousing rental subsidies provided by State grants. Partners in Housing Solutions works with private landlords to place people experiencing homelessness using these rental subsidy programs.

HE 1.7 Monitor and Address Impact of Short-Term Vacation Rentals on Existing Housing Stock. The City shall actively monitor the use of short-term vacation rentals (STVRs) in the City, as they are allowed and licensed under Goleta Municipal Code Chapter 5.08, to ensure there is not a significant loss of existing permanent housing due to use as short-term vacation rentals. Monitoring shall include tracking permitted and unpermitted STVRs. The City shall actively address any identified unpermitted STVRs through the monitoring efforts to ensure all STVRs are operating in accordance with a City-issued STVR permit. Annual monitoring reports to City Council will summarize the monitoring and compliance efforts and provide details on the operations of the existing STVRs, including information such as whether the STVR is owner-occupied, if a corporation is operating the STVR, and what type of STVR is on site (entire unit, guesthouse, or bedroom). The City shall consider additional regulations to address identified issues regarding impacts of STVRs on residential neighborhoods and the City's existing housing stock. Potential regulations that will be considered include but are not limited to: STVR rental caps (Citywide or by area of the City), separation requirements between STVRs, owner-occupant requirements, different regulations based on the type of STVR (entire unit, guesthouse, or bedroom), and limits on the number of STVRs owned and/or operated by one person or entity.

Summary 2025: The City entered into a contract with BAE Urban Economics (BAE) in 2024 to assist City Staff with conducting research and analysis on trends in STVR and hotel occupancy and pricing and approaches to STVR and other non-resident use of housing regulations in other communities. BAE compiled their findings in a STVR and Underused Housing Stock Study. The Study was presented to Planning Commission on March 10, 2025 and to City Council on May 20, 2025. City Staff and BAE were instructed by Council to prepare an ordinance to amend the City's STVR regulations.

Following Council direction, City staff, along with BAE, conducted interviews with other city government agencies to gather information on municipal codes related to STVRs and mid-term rentals.

HE 1.8 Research Impact of Underused Housing Stock. The City shall research the use of existing housing stock for purposes other than a primary residence. Based on this research, the City shall identify methods to address any issues identified during the research and take appropriate action where legally possible.

Summary 2025: On October 1, 2024, the City entered into a contract with BAE to assist City Staff with Housing Element implementation. In 2025, BAE conducted research and analysis on local housing market composition and utilization, and the impacts of visitor spending on induced workforce housing needs. BAE compiled their findings in a STVR and Underused Housing Stock Study. The Study was presented to City Council on May 20, 2025.

HE 2.1 Encourage a Diverse Range of New Housing. The City will ensure that City plans and regulations encourage a range of housing types, sizes, densities, tenure, affordability levels, and designs in appropriate locations to accommodate residents of

diverse age, social, and economic backgrounds, and the local workforce. Specific actions will include the following:

- a. Residential Development Capacity to Accommodate the RHNA. The City has been assigned a Regional Housing Needs Assessment (RHNA) of 1,837 units. Accounting for units approved or completed after the beginning of the Housing Element planning period, the City has a remaining RHNA of 1,287 units for which the City must identify sufficient sites. The City has identified a number of vacant and underutilized sites with development potential over the Housing Element planning period. Existing available sites not identified for rezoning can accommodate 1,496 units, primarily appropriate to facilitate moderate and above moderate income units (140 lower income; 641 moderate income; and 715 above moderate income). The remaining RHNA of 597 lower income units are to be accommodated on sites identified for rezoning to medium and high density residential uses through RM, RH, and CC zoning. To fully accommodate the City's RHNA, the City will take the following actions to increase residential capacity within the City:

Process amendments to the General Plan and Title 17 to change the land use and zoning designations for the following parcels:

Vacant Sites:

- 60 Colusa Avenue (APN 077-155-004) – CI to RH
- 7264 Calle Real (Kenwood Village) (APN 077-130-006) – RS/AG to RH
- 7190 Hollister Avenue (portion of APN 073-030-005) – RM to RH
- Parcels to East of 7190 Hollister Avenue (APN 073-030-009 and APN 073-030-006) – CG/RM to RH
- 625 Dara Road (APN 069-373064) – RS to RM
- 35 Ellwood Station Drive (APN 079-210-066) – CG to RH
- 6470 Hollister Avenue (APN 073-070-034) – CG to CC

Underutilized Sites:

- 7020 Calle Real (APN 077-155-003) – CI to CC
- 7360 Hollister Avenue (APN 073-020-003, APN 073-020-034, and APN 073-020-035) – CC to RH
- 469 and 449 Kellogg Way (APN 071-130-010 and APN 071-130-039) – RP/BP to RH
- 490 South Fairview (Yardi) (APN 071-130-084) – BP to RH Overlay
- 7190 Hollister Avenue (portion of APN 073-030-005) – CG to RH

Specific development policies and regulations:

- **Density Limits:** To qualify for lower income RHNA, the RH zoning for above listed sites will be amended to establish a density range of 20 to 30 units per acre (increasing from the current density range of 15 to 30 units per acre). For CC, the maximum residential density will be increased from 12 units per acre to 20 units per acre to facilitate moderate income housing for all sites in the CC zone.
- **Residential Overlay:** A residential overlay is proposed on parcel 071- 130-084, currently developed as an office park. While the owner intends to convert the existing

uses into residential, the overlay will avoid making the existing uses nonconforming while they are being planned for conversion.

- **Development Cap:** Development of the 9.85-acre parcel 077-130-006 (7264 Calle Road, Kenwood Village) is capped at 190 units, estimated at the minimum density of 20 units per acre. This cap is proposed to recognize the site characteristics, the need to provide adequate buffer from adjacent uses, the need to accommodate site access, and to allow for innovative site planning techniques. Clustering of density will be allowed within portions of the site, provided that the product types must be consistent with the density range of 20 to 30 units per acre.

Summary 2025: The City adopted the required land use designation change General Plan Amendments and associated General Plan text amendments to facilitate the Residential Overlay, Development Cap, and RH density requirements within this subprogram on December 5, 2023 via City Council Resolution Nos. 23-65, 23-67, and 23-69. Associated Title 17 amendments, including updates to the City's Zoning Map and Zoning Overlay Map, were adopted on December 19, 2023, via Ordinances No. 23-14, 23-15, 23-16, and 23-17. The City approved a General Plan Amendment on December 5, 2023 via Resolution No. 23-69, to increase the allowed residential density in Community Commercial to 20 dwelling units per acre. A companion amendment to Title 17 of the GMC was adopted on December 19, 2023, via Ordinance No. 23-17.

These actions fully implemented this subprogram and no further action was taken in 2025.

b. **By-Right Approval for Reuse and Rezone Sites.** Consistent with the requirements of Government Code Section 65583.2(h) and (i), the following types of sites will be subject to by right approval without discretionary review if 20 percent of the project is set aside as housing affordable to lower income households:

- Existing vacant sites that have been used for lower income RHNA for the previous two Housing Element cycles;
- Existing underutilized sites that have been used for lower income RHNA for the previous Housing Element cycle; and
- Sites to be rezoned to accommodate lower income RHNA if rezoning occurs after February 15, 2023.

The City will amend Title 17 to comply with the by-right approval requirements.

Summary 2025: The City adopted Ordinances No. 23-05, on June 6, 2023, and No. 23-17, on December 19, 2023, to amend Title 17 of the GMC to fully implement Government Code Section 65583.2(h) and (i). These actions fully implemented this subprogram and no further action was taken in 2025.

c. **Monitoring of No Net Loss of Capacity.** California Government Code Section 65863 requires that the City maintain an adequate sites inventory to meet its RHNA throughout the Housing Element planning period. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement

a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. If an approval of development results in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and, if necessary, rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

Summary 2025: The City adopted Ordinance No. 23-05, on June 6, 2023, to include provisions in the City’s zoning regulations to implement Government Code Section 65863.

In 2025, no approval of development resulted in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households.

d. Replacement of Units Lost in Redevelopment. Process a Title 17 amendment by December 2023 to ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments consistent with Government Code Section 65583.2(g)(3).

Summary 2025: The City adopted an updated Section 17.29.030 of the GMC on June 6, 2023, via Ordinance No. 23-05. This Section includes the protections provided for in Government Code Section 65583.2(g)(3) and satisfied the implementation of this subprogram.

On December 3, 2024, the City Council adopted Ordinance No. 24-05. As part of this ordinance, the City updated regulations related to conversion of residential units. Updates included stronger protections for conforming residential units proposed for conversion to non-residential units and to better reflect changes in State law related to conversion of housing units. This ordinance also created a unique chapter (17.45) of the GMC dedicated to “Replacement of Lost Dwelling Units.” No additional action was taken in 2025.

e. Allowed Densities. The City will support the maximum allowed residential density on parcels zoned for residential uses through the following:

- Amendments to Land Use Element subpolicy LU 2.2 and GMC Section 17.03.060 to change the residential density standards methodology from applying to the net lot area to the gross lot area and by encouraging development at the maximum residential density buildout during application completeness review, formal Planner Consultations, and during counter inquiries.
- Title 17 amendment to allow an Adjustment to Development Standards for residential density as part of a Development Plan.

Summary 2025: The City adopted changes to the Title 17 residential density standards methodology from applying density to the net lot area to the gross lot area, on June 6,

2023, via Ordinance No. 23-05. A companion General Plan amendment was deemed unnecessary.

The City adopted Ordinance No. 23-17 on December 19, 2023, to amend Title 17 to allow an Adjustment to Development Standards for residential density as part of a Development Plan. These actions satisfied the City's commitments for this subprogram.

f. Facilitate a Wide Variety of Housing Types. The City will continue to implement regulations and standards for multiple-unit housing, mixed use, live/work developments, single-room occupancy (SRO) housing, limited-equity housing cooperatives, transit-oriented development (TOD), and other development types to take advantage of affordable housing opportunities and ensure that regulations do not unreasonably limit housing options throughout the community.

Summary 2025: The City continued to implement adopted regulations and standards for a wide range of housing types in 2025. Title 17 of the GMC includes a variety of housing types, including mixed use, live/work developments, single-room occupancy (SRO) housing, and inclusionary housing units. Title 17 also includes density bonus incentives that would be available for developers who include affordable, income restricted, and/or small units in their overall project design.

As part the Housing Element 2023-2031 process in 2023, the City identified zoning amendments to further facilitate a variety of housing types.

g. Mixed-Use Housing. Well-designed mixed-use residential/nonresidential developments are encouraged by the City at locations where appropriate, including but not limited to areas designated as Old Town Commercial, Community Commercial, and Office and Institutional on the Land Use Plan Map. The City will continue to encourage mixed-use development in commercial areas, such as by allowing different types of development on separate lots as part of a multiple lot mixed-use development. The City will do the following to support mixed-use development:

- A Title 17 amendment to reduce the open space requirements for mixed-use housing to better facilitate this type of housing option.
- General Plan and Title 17 amendments to remove the Major Conditional Use Permit requirement for mixed-use housing in Old Town Commercial, Community Commercial, and Office and Institutional land use designations and zoning districts.
- General Plan and Title 17 amendments to increase the maximum allowed residential density in the Community Commercial land use designation and zoning district from 12 dwelling units per acre to 20 dwelling units per acre.

Summary 2025: The City approved a General Plan Amendment on December 5, 2023, via Resolution No. 23-69, to increase the allowed residential density in Community Commercial to 20 dwelling units per acre. A companion amendment to Title 17 of the GMC was adopted on December 19, 2023 via Ordinance No. 23-17.

The City approved a General Plan amendment to the Land Use Element on April 2, 2024 via Resolution No. 24-19, to remove the Major Conditional Use Permit requirement for mixed-use housing in Old Town Commercial and Community Commercial. Companion amendments to Title 17 of the GMC were adopted on April 16, 2024 via Ordinance No. 24-01, to remove the Major Conditional Use Permit requirements for Old Town Commercial, Community Commercial, and Office and Institutional zoning districts.

On December 3, 2024, the City adopted Ordinance No. 24-05. Included in this Ordinance was a reduction in the requirement for common and/or restricted open space required for residential units as part of mixed-use housing developments.

These actions completed the City's commitments under subprogram HE 2.1(g).

h. Revised Height Maximums. Support housing development through the revision of development standards for height maximums to 35 feet for RP, RM, and RH zone districts (in the Coastal Zone) and in the OT zone district.

Summary 2025: The City approved a General Plan Amendment to the Land Use Element on April 2, 2024 via Resolution No. 24-19, to change development standards for height maximums to 35 feet for RP, RM, and RH land use designations (in the Coastal Zone) and in the OT land use designation. On April 16, 2024, the City adopted changes to Table 17.07.030 of the GMC, via Ordinance No. 24-01, to reflect the revised maximum height standards.

These actions completed the commitments under subprogram HE 2.1(h).

i. Revised Lot Coverage Methodology. Process Title 17 and General Plan amendments to revise the method for calculating lot coverage from "net" to "total" lot area and increase lot coverage maximum for RH to 50 percent.

Summary 2025: In June 2023, the City adopted changes to the Title 17 lot coverage methodology, from "net" to "total" lot area via Ordinance No. 23-05.

The City approved a General Plan amendment to the Land Use Element on April 2, 2024 via Resolution No. 24-19, to increase the maximum lot coverage ratio for High-Density Residential (R-HD) from 40 to 50 percent. The City adopted a companion amendment to Table 17.07.030 of the GMC via Ordinance No. 24-01 on April 16, 2024, to reflect the General Plan amendment.

These actions completed the City's commitments under subprogram HE 2.1(i).

j. Streamlined Processing. Process Title 17 amendments to do the following:

- Add 100 percent affordable (not including manager units) housing projects to the types of projects that get streamlined, ministerial review with objective design

standards pursuant to GMC Chapter 17.44, Multiple-Unit and Mixed-Use Objective Design Standards.

- Amend Title 17 to exempt smaller mixed-use housing projects from the requirement for a Development Plan in the CC, OT, and OI zone districts.
- Amend Conservation Element Policy CE 1.5 and Title 17, as needed, to ensure that changes to mapped environmentally sensitive habitat areas are not treated as a General Plan amendment for a project

Summary 2025: On November 19, 2024, the City adopted a General Plan amendment, via Resolution 24-65, to Conservation Element subpolicy CE 1.5 to ensure that changes to mapped environmentally sensitive habitat areas are not treated as a General Plan amendment for a project. On December 3, 2024, the City adopted Ordinance No. 24-05. Ordinance No. 24-05 included companion amendments to Chapter 17.30 (Environmentally Sensitive Habitat Areas) to reflect the amendment to Conservation Element subpolicy CE 1.5.

Ordinance No. 24-05 also amended GMC subsection 17.44.010(B) to add 100% affordable housing projects to the types of projects that get streamlined, ministerial review with objective design standards pursuant to GMC Chapter 17.44, Multiple-Unit and Mixed-Use Objective Design Standards.

Ordinance No. 24-05 also amended GMC subsection 17.59.020 to exempt mixed-use development that includes no more than 5,000 square feet of nonresidential square footage and no more than 4 dwelling units in the CC, OT, and OI zone districts from the requirement for a Development Plan.

These actions completed the City's commitments under subprogram HE 2.1(j).

- k. Revised Findings. Process Title 17 amendments to address findings for Design Review (ensure Findings 1 and 3 cannot be used to reduce residential density of a proposed project) and Development Plan (remove reference to density in Finding 2) approvals to ensure the findings do not limit residential densities below what is allowed in the relevant land use designation and zoning district.

Summary 2025: On December 3, 2024, the City adopted Ordinance No. 24-05. Ordinance No. 24-05 included amendments to address findings for Design Review (ensure Findings 1 and 3 cannot be used to reduce residential density of a proposed project) and Development Plan (remove reference to density in Finding 2) approvals to ensure the findings do not limit residential densities below what is allowed in the relevant land use designation and zoning district.

This action completed the City's commitments under subprogram HE 2.1(k).

- l. Website Posting. Continue to post City development standards and fees on the City website, and update annually throughout the planning period in compliance with transparency requirements.

Summary 2025: The City's development standards and fees were posted on the City's website throughout 2025.

HE 2.2 Linkage of Housing and Jobs. To encourage adequate housing opportunities that meet the needs of the local workforce, the City will pursue the following actions:

a. Housing Priority for Goleta Residents and Employees. To the extent permitted by law, the City will give persons working and/or residing in Goleta priority preference regarding available units, marketing, and selecting occupants for affordable and market-rate units, including rental and ownership units. The intent is to meet local housing needs consistent with the RHNA and contribute to mitigation of traffic, economic development, and community safety conditions. Information regarding local priority will be posted on the City website and in City Hall by December 2023.

Summary 2025: In September 2023, the City adopted an Affordable Housing Policies and Procedures Manual, which includes a local resident/employee housing preference for affordable units created by the City's housing programs and permit processes.

On October 1, 2024, the City entered into a contract with BAE to assist City Staff with Housing Element Implementation. Subprogram HE 2.2(a), related to housing priority for market rate units, was included in the BAE scope of work.

In 2025, BAE, with the assistance of the City's Housing Element consultant Veronica Tam and Associates, prepared a memo on potential options to consider that would enable the City to expand the existing local preference program to include housing priority to workers and residents in Goleta. The memo was presented to Planning Commission on March 10, 2025 and to City Council on June 17, 2025. City Council directed staff not to expand the City's Local Preference Program to market-rate units at present and instead continue to implement the existing policy of giving preference to local residents and workers for available BMR units. City staff was directed by Council to continue to track other local preference expansion possibilities in Santa Barbara County and monitor and support local partners to incentivize local preference.

Additionally, the City continues to work with project applicants to encourage them to notify City residents and employees when housing units are available for rent or ownership.

b. Mitigation of Non-Residential Development Impact on Housing. The City will continue to require new non-residential development and proposed expansion or intensification of existing non-residential development to contribute to providing affordable housing within the City. The requirement can be met through the payment of affordable housing impact fees adopted by the City. Alternatives to satisfy this requirement may, at the discretion of the City, include providing housing on site, housing assistance as part of employee benefit packages, or other alternatives of similar value.

Summary 2025: In October 2021, the City Council adopted new non-residential development affordable housing impact fees. The impact fees became fully effective in January 2022 and apply to all new developments and all expansion or intensification of existing development throughout the City. No Non-Residential Affordable Housing DIFs were collected by the City in 2025.

c. Live/Work. Live/work units can provide affordable employee housing, generate additional economic activity in the community, and help maintain an appropriate jobs-housing balance in Goleta. The City will encourage opportunities for live/work developments in appropriate locations where housing can be provided for workers on site or through caretaker or other types of housing. The City will consider revisions to Title 17 of the Goleta Municipal Code to remove requirement for Major Conditional Use Permits for live/work units by December 2023.

Summary 2025: The City adopted amendments to Title 17 to remove the requirement for a Conditional Use Permit for live/work units and to revise the live/work specific use standards, on June 6, 2023, via Ordinance No. 23-05. This action fully implemented this subprogram and no further action was taken in 2025.

d. Housing Opportunities for Existing and New Employees. The City will coordinate with local school districts, public agencies, and businesses annually to identify opportunities for assisting their employees in finding housing, such as employer-assisted development of new housing units, mortgage buy-downs or subsidies, and rent subsidies. Moreover, the City will seek the commitment annually of other organizations, such as the Santa Barbara South Coast Chamber of Commerce or the Santa Barbara Association of Realtors, to have their members, particularly larger employers, address employee housing needs.

Summary 2025: The City continues to participate in the Coastal Housing Partnership, which offers services and incentives to member employees related to home buying, mortgage refinancing and rental housing benefits. The City has funded the Housing Trust Fund of Santa Barbara County to support the Countywide Workforce Homebuyer Program (CWHP) to expand homeownership opportunities for local workforce households earning between 120 - 210% of Area Median Income (AMI) and provide down payment loan assistance to help local employees purchase an entry-level home within the City of Goleta or greater Santa Barbara County. The South Coast Chamber of Commerce is creating an employer-sponsored housing program, which the City will continue to monitor and participate in as it develops.

In addition, the City shares information with staff regarding housing events, such as notifications sent to all employees regarding opportunities to apply for housing at Casas de los Carneros and Arrive Los Carneros housing projects.

HE 2.3 Housing Design Principles for Multiple-Unit and Affordable Housing. The design of new multiple-unit and affordable housing must provide stable, safe, and

attractive neighborhoods through high-quality architecture, site planning, and amenities that address the following principles:

- a. Reduce the Appearance of Building Bulk. Require designs, as allowed under State law, that break up the perceived bulk and minimize the apparent height and size of new buildings, including the use of upper-story step-backs, variations in wall and roof planes, and landscaping. For example, windows, doors, and application of exterior finish materials and trim are important elements of building design and an indicator of overall building quality.
- b. Recognize Existing Street Patterns. Incorporate transitions, as allowed under State law, in height and setbacks from adjacent properties to respect adjacent development character and privacy. Design new housing so that it relates to the existing street pattern and integrates with pedestrian and bicycle circulation systems.
- c. Enhance the “Sense of Place” by Incorporating Focal Areas. Design new housing around natural and/or designed focal points that are emphasized through direct pedestrian and bicycle pathway connections. Site design and placement of structures should include the maximum feasible amount of usable, contiguous open space.
- d. Parking Standards. Reduce Multiple-Unit Development parking requirements for studio and one-bedroom dwelling units; clarify reductions for affordable and senior housing units; and remove the Major Conditional Use Permit requirement for shared parking reductions. Research and map areas of parking scarcity to inform future parking reductions.
- e. Minimize the Visual Impact of Parking and Garages. Discourage residential designs in which garages dominate the public façade of the residential building.
- f. Provide Buffers between Housing and Nonresidential Uses. . Ensure compatibility of residential and nonresidential uses by addressing parking and driveway patterns, transitions between uses, entries, site planning, and the provision of appropriate buffers to minimize noise, lighting, or use impacts.
- g. Privacy for Individual Units. Site design, including placement of structures, pedestrian circulation, and common areas, as well as elements of architectural design such as placement of windows, must strive to maintain privacy for individual dwelling units within multifamily projects, including privacy for individual exterior spaces, to the extent possible with consideration for security and crime prevention.
- h. Security and Safety. Site and architectural design of multifamily residential projects must incorporate principles of “defensible space,” security for residents, and public safety and facilitate policing and observation by law enforcement from public streets and rights-of-way to the extent feasible.

Summary 2025: Title 17 of the GMC includes general design and parking standards for residential developments and also includes additional specific development standards for mixed-use housing. As part of the standard zoning and design review process for new development, City staff and Design Review Board members ensure project compliance with all applicable standards for good design and neighborhood compatibility. Additionally, on November 15, 2022, the City Council adopted the new objective design standards and procedures, that are now codified in Title 17 of the GMC. These standards consider the design elements identified in this program when projects do not go to the Design Review Board.

On April 16, 2024, the City adopted changes to Table 17.07.030 of the GMC via Ordinance No. 24-01, to allow shared parking reductions with the approval of a Land Use Permit (as opposed to the previous Major Conditional Use Permit requirement) or an otherwise required discretionary action consistent with subprogram HE 2.3(d).

On December 3, 2024, the City adopted Ordinance No. 24-05. Ordinance No. 24-05 reduced Multiple-Unit Development parking requirements for studio and one-bedroom dwelling units consistent with subprogram HE 2.3(d).

On December 2, 2025, the City adopted Ordinance No. 25-10. Ordinance No. 25-10 clarified reductions for affordable and senior housing units consistent with subprogram HE 2.3(d).

HE 2.4 Facilitate Affordable Housing Development. The City will use its regulatory, financial, and administrative resources to assist in developing affordable and special needs housing units. Specific actions to be taken include the following:

a. Density Bonus. Continue to monitor changes to State law and update Title 17 of the Goleta Municipal Code as necessary to ensure conformance with Density Bonus law.

Summary 2025: The City continues to monitor changes to State law and updates Title 17 regularly to ensure compliance. On April 16, 2024, the City adopted Ordinance No. 24-01. Included in Ordinance No. 24-01 was an update to the City's density bonus regulations to align with State Density Bonus in Chapter 17.27 of the GMC. The revisions removed the requirement that an applicant provide financial data showing how any incentives granted for a density project are necessary to make the affordable units for the project feasible and instead require the applicant provide "reasonable documentation showing how the incentives or concessions will result in cost reductions for the project."

On December 2, 2025, the City adopted Ordinance No. 25-10. Ordinance No. 25-10 included amendments to Chapter 17.27 to embed specific findings, as part of the project entitlement process, to memorialize density bonus approvals and to, when warranted, include the required support when the City denies various types of density bonus applicant requests (a concession or incentive, a waiver or reduction, and a density bonus or concession for a childcare facility).

b. Increase Housing Potential in New Developments. Engage with potential and new project applicants regarding housing, and in particular affordable housing, potential on their site. Information provided will include, but not be limited to, the residential density allowance for the site, incentives for housing development including density bonus allowances, potential funding sources, and affordable housing providers that may be able to collaborate on development. Engagement will occur during all public counter inquiries, formal Planner Consultations, and as advisory comments during the completeness review process. In addition, the City will contact affordable housing developers annually to identify development opportunities.

Summary 2025: In counter inquiries, planner consultations, and during completeness review, staff provide applicants with information about City housing requirements, as well as potential bonus programs and funding sources.

In 2025, the City continued to offer and facilitate Planner Consultations for potential housing projects to provide information and answer any questions raised by potential applicants. During 2025, Planner Consultations for potential housing projects took place for the following locations:

- Proposal for 46 units at 5955 Calle Real (APN 069-110-018). The City provided a consultation letter on June 18, 2025.
- Proposal for 5 accessory dwelling units to an existing 4-unit multi-family building at 459 Linfield (APN 073-200-014).

c. Long-Term Affordability Covenants. The City will continue to apply resale controls and income restrictions consistent with current law to ensure that affordable housing provided through incentives or as a condition of development approval remains affordable to the income group for which it is intended.

Summary 2025: The Goleta Zoning Ordinance, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the GMC, includes the requirement of a Density Bonus Agreement for any development utilizing a density bonus pursuant to Chapter 17.27. This agreement must include a required term of affordability or resale agreement consistent with state law that covers rental or resale of any income-restricted units. Likewise, Chapter 17.28 (Inclusionary Housing) includes information on the Inclusionary Housing Plan, Affordable Housing Agreement and Affordability Control Covenants and other restrictions required of inclusionary housing projects to ensure long-term affordability. The City's Affordable Housing Policies and Procedures Manual, adopted in late 2023, and the Density Bonus Guidelines, adopted in August 2025, outline the detailed requirements for such below-market rate units.

d. Financial Equivalent Options. Consider financial-equivalent options for affordable housing and special needs housing, including land acquisition and land banking by February 2025.

Summary 2025: No programs for land acquisition or land banking were implemented in 2025 as consideration for financial equivalent options for affordable or special needs housing. City staff attended an informational session on community land trusts in September 2025 and will continue researching the topic in future years.

e. Lot Consolidation and Subdivision. The City will facilitate affordable multiple unit housing development on small parcels by encouraging the consolidation of adjacent parcels and on large parcels by encouraging parcel subdivision. Parcel maps or lot line adjustments will be processed as part of development applications at no additional cost

for developments that provide affordable dwelling units. Engagement will occur during all public counter inquiries, formal Planner Consultations, and as advisory comments during the completeness review process.

Summary 2025: Any projects, including those that include affordable housing, located on small adjacent parcels are encouraged to voluntarily merge the parcels into a single legal lot to facilitate development and are processed without additional costs. In 2025, no requests for the development of affordable housing were received by the City on small parcels that could benefit from a Map or Lot Line Adjustment to facilitate the project, but such a project would also be processed by the City without additional costs.

f. Reduced Impact Fees. The City will consider establishing an automatic reduction or waiver of development impact fees by December 2024 for development that includes affordable dwelling units, with priority for 100% affordable and special needs housing projects not already receiving a reduction or waiver.

Summary 2025: During 2025, the City worked on an update the City's traffic model and development impact fees (see summary for Implementation Actions OS-IA-2, TE-IA-1, and PF-IA-1). Consideration of reduction or waiver of development impacts fees will be considered at the conclusion of that effort.

g. Affordable Housing Design. The City will research affordable design principles, including in collaboration with other agencies and stakeholders, to determine potential viability in the City and pursue regulatory amendments, as warranted, by February 2025.

Summary 2025: On October 1, 2024, the City entered into a contract with BAE to assist City Staff with Housing Element Implementation. In 2025, BAE and their subconsultant ESA, conducted research and analysis on the concept of affordability-by-design, input from stakeholders involved in housing in the region, and an assessment of the City's housing policies and regulations to determine potential opportunities for improvements. The analysis and findings were compiled into a Development Economics and Affordable-by-Design Report (Report). The Report was presented to the Planning Commission on March 10, 2025, and to City Council on June 17, 2025. The Report included a list of recommendations for the City to consider to further foster affordability in the City. The recommendations fell under these main categories; recommendations to consider with the General Plan, procedural improvements, General Plan and Zoning Amendments to consider in 2027, and changes to consider for the next Housing Element.

h. Priority Processing. The City will prioritize procedures that speed up the processing of applications for 100% affordable housing projects with the exception of-site management and/or support units. The City shall give such projects priority in allocating work assignments, scheduling, and hearings.

Summary 2025: No applications were submitted in 2025 that were for 100% affordable housing projects.

HE 2.5 Inclusionary Housing. To the extent permitted by law, the City will require all residential developments—including, but not limited to, single-unit dwelling housing, multiple-unit housing, condominiums, townhouses, stock cooperatives, and land subdivisions—to provide affordable housing as follows:

- a. Projects consisting of one single-unit dwelling unit per lot when not part of a larger subdivision are exempt from the inclusionary requirement.
- b. Projects consisting of two to four units shall be required to pay an inclusionary housing in-lieu payment.
- c. Projects of five or more units will be required to construct the applicable number of units, except that the City may allow the inclusionary requirement for these projects to be satisfied by alternative means as set forth in this Implementation Program. Currently the City Council is the only authority to approve alternative compliance in Title 17. Title 17 will be amended to remove this limitation and dedicate the Review Authority of the project to determine the appropriateness of alternative compliance.
- d. Projects of five or more units located outside of the Central Hollister Affordable Housing Opportunity Sites, including subdivisions for purposes of condominium conversions, are required to provide 20 percent affordable units of the total number of units. The City may consider decreasing the 20 percent affordable unit requirement, but not less than 15 percent, on a case-by-case basis where the community services, such as new onsite or nearby park/open space facilities, resulting from the project exceed standards set forth in applicable law.

Proposed projects including units qualifying for a 15 percent affordability level shall provide 2 percent of the total number of units at prices affordable to extremely low- and very low-income households, 5 percent affordable to low-income households, 4 percent affordable to moderate-income households, and 4 percent affordable to workforce households (above moderate-income households earning 120 to 200 percent of the median income).

Proposed projects including units qualifying for a 20 percent affordability level shall provide 5 percent of the total number of units at prices affordable to extremely low- and very low-income households, 5 percent affordable to low-income households, 5 percent affordable to moderate-income households, and 5 percent affordable to workforce households (above moderate-income households earning 120 to 200 percent of the median income).

- e. Projects of five or more units located within the Central Hollister Affordable Housing Opportunity Sites, including subdivisions for purposes of condominium conversions, are required to provide 20 percent affordable units of the total number of units. The Central Hollister Affordable Housing Opportunity Sites, shown in Figure 10A-5 of the Technical Appendix, are site numbers 10, 11, and 12. Required affordability levels on these sites shall be as follows:
 1. 5 percent of the total number of units within the project shall be provided at prices affordable to extremely low- and very low-income households.
 2. 5 percent of the total number of units within the project shall be provided at prices affordable to low-income households.
 3. 5 percent of the total number of units within the project shall be provided at prices affordable to moderate-income households.

4. 5 percent of the total number of units within the project shall be provided at prices affordable to above moderate-income households earning 120 to 200 percent of the median income.
- f. The primary intent of the inclusionary requirement is to achieve the construction of new affordable units on site. A second priority is construction of affordable units off site or the transfer of sufficient land and funds to the City or a nonprofit housing organization to develop the required number of affordable units. If these options are determined to be infeasible by the City, other alternatives of equal value, such as, but not limited to, payment of an inclusionary housing in-lieu fee or acquisition and rehabilitation of existing units, may be considered at the sole discretion of the City.
- g. It is the City's intent to facilitate the production of new affordable housing commensurate with the needs of the community. Creative ways to meet the City's inclusionary requirement to help achieve City housing goals are encouraged, especially for extremely low-, very low-, and low-income housing, such as through partnership with a nonprofit housing agency. In addition, tradeoffs of extremely low- and very low-income units for moderate-income units may be considered if it can be demonstrated that the City's housing goals can be more effectively achieved. Such tradeoffs may incorporate a unit equivalency based on a financial pro forma provided by the applicant.
- h. The City will secure the affordability of inclusionary units by requiring a covenant, or other instrument approved as to form by the City Attorney, to be recorded against the property. The term of affordability restrictions shall be based on applicable federal laws and financing mechanisms, generally 55 years but not less than 30 years or as otherwise detailed in a City Comprehensive Affordable Housing Finance Plan, and provide for monitoring and reporting in a manner acceptable to the City Attorney.

Summary 2025: On April 16, 2024, the City adopted changes to Title 17 via Ordinance No. 24-01. Ordinance No. 24-01 included amendments to the City's inclusionary housing regulations found in Chapter 17.28 of the GMC. These amendments implemented the zoning amendments identified in subprogram HE 2.5(c) to allow the Review of the project Authority (as opposed to only City Council) to determine the appropriateness of alternative compliance with the City's inclusionary housing requirements.

The City did not impose its Inclusionary Housing requirements on any projects permitted in 2025, as the thresholds/requirements did not apply. In addition, staff routinely advises prospective residential developers of the Inclusionary Housing requirements at the time of initial discussion so the projects can be designed appropriately.

HE 2.6 Encourage Accessory Dwelling Units. The City will encourage construction of new accessory dwelling units consistent with State law. The City's objective is to encourage 152 new accessory dwelling units during the planning period.

- a. The City will seek to incentivize ADUs for low- and moderate-income households by exploring and pursuing a funding program by February 2024.

Summary 2025: City funds for an ADU funding program are limited, but staff has continued researching the possible structuring of an incentive program. City of Goleta staff will continue to look for funding opportunities.

b. The City will provide homeowner/applicant assistance tools on the City website and at City Hall by October 2023.

Summary 2025: In 2023, the City added information about available funding programs for ADU development to the City website and to the public counter area. In December 2024, in compliance with AB 1332 (2023), the City developed a process for preapproving ADU plans for use by City residents and preapproved the design of several sets of plans. The City now maintains a webpage dedicated to the Preapproved ADU Program here: <https://www.cityofgoleta.org/your-city/planning-and-environmental-review/preapproved-adu-program>

c. The City will monitor ADU production and affordability every two years and if assumptions for production are not being met, ADU regulations will be amended to provide additional incentives within 12 months.

Summary 2025: On December 16, 2025, the City amended ADU and JADU regulations, via Ordinance No. 25-13U, to comply with changes in State law (Assembly Bills 462 and 1154 and Senate Bills 9 and 543). Changes to the City's ADU and JADU regulations related to: ADU and JADU Sizes, Quantity of Building Permit Only ADUs, ADU Permitting Process, ADU Processing in the Coastal Zone, Fire Sprinklers, JADU Owner-Occupancy, Disaster-Affected Areas, and Impact Fees. Additional revisions included minor alignments with State ADU law and clarifying clauses and subsection titles, where appropriate.

In 2025, the City issued building permits for 26 ADUs and JADUs. This exceeded the City's ADU production assumption in the Housing Element 2023-2031 of 17.25 ADUs per year (see p. 10A-88 of the Housing Element 2023-2031 Technical Appendix).

HE 2.7 Funding for Affordable Housing. The City will develop ongoing City and external sources of funding to support affordable housing as follows:

a. Maintain the collection of housing in-lieu payments, housing development impact fees for nonresidential development, and any other voluntary donations, grants, and matching funds or other similar payments in a City-managed Affordable Housing Trust Fund(s) to be used in support of the production, acquisition of at risk affordable housing units, or rehabilitation of affordable housing.

Summary 2025: As of October 2025, the existing available balance in the Affordable Housing Trust fund was \$1,795,626. There were three expenses committed using the Affordable Housing Trust Fund in 2025: \$25,000 to the Housing Trust Fund of Santa

Barbara County, \$300,000 for an adjudicated housing project, and \$1,000,000 for HASBARCO's family and senior below market-rate units of the Heritage Ridge project.

- b. Participate in external grant programs such as the HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) and others when appropriate to leverage the City's affordable housing funds for local projects and programs.

Summary 2025: The City continues to seek grant funds for affordable housing and is a member of the Santa Barbara County HOME Consortium. There is increased funding available for housing, but increased costs and interest rates remain a barrier to housing production. The City continues to look for opportunities to assist projects with funding or other forms of assistance, through its own Affordable Housing Trust Fund account and as a member of the County HOME and PLHA Consortium. Staff work closely with HASBARCO and other housing partners, such as the Housing Trust Fund of Santa Barbara County and Habitat for Humanity of Southern Santa Barbara County, to monitor the local housing market and make the best use of available funds.

- c. Prepare a Comprehensive Affordable Housing Finance Plan by December 2024 that addresses all local and external sources of housing assistance funds and identifies appropriate strategies for the use and disbursement of those funds to affordable housing projects and activities.

Summary 2025: In spring 2025, City Council directed staff to work on higher priority projects in fiscal year 2025-26 and deferred development of a Comprehensive Affordable Housing Finance Plan to a future fiscal year.

- d. Monitor affordable funding assistance programs annually and assist developers in applying for funding as available.

Summary 2025: City staff continues to look for opportunities to assist developers in securing funds for housing where possible. The Affordable Housing/Implementation page on the City website contains links to information on available funding programs such as the state ADU grant program.

HE 3.1 Affirmatively Further Fair Housing Opportunities. Based on the City's Fair Housing Assessment (Section VII of the Housing Element Technical Appendix), the following comprehensive strategy has been developed to affirmatively further fair housing in Goleta. This strategy goes beyond traditional anti-discrimination efforts and includes broader initiatives to expand opportunities for lower-income households, persons with special needs, and other protected classes. Strategies and actions include the following:

- a. Increase Affordable Housing Opportunities. Given the increase in affordability concerns across the County, increasing affordable housing opportunities continues to be an

important focus. Working to expand the supply of affordable housing should also expand access to housing for protected classes. Strategies include:

1. Continue to use federal, State, and other locally administered funds to support affordable and special needs housing and explore opportunities to increase funding for affordable housing creation on an annual basis. Coordinate with HASBARCO and other non-profit housing organizations to generate a detailed understanding of where overpayment rates and displacement risks are highest in the City, where vouchers are and are not used, and develop a place-based strategy for allocating new and existing funds for housing assistance in target areas of the most severe overpayment, highest displacement risk, and lowest incomes. (see also Program HE 2.7 Funding for Affordable Housing)

Summary 2025: There is increased funding available for housing, but increased costs and interest rates remain a barrier to housing production. The City continues to look for opportunities to assist projects with funding or other forms of assistance, through its own Affordable Housing Trust Fund account and as a member of the County HOME and PLHA Consortium. Staff work closely with HASBARCO and other housing partners, such as the Housing Trust Fund of Santa Barbara County and Habitat for Humanity of Southern Santa Barbara County, to monitor the local housing market and make the best use of available funds.

2. Support opportunities to reduce barriers to affordable housing development. (see also Program HE 2.1 Encourage a Diverse Range of New Housing)

Summary 2025: See actions described elsewhere, including for Subprogram HE 1.8 and HE 2.1.

3. Increase access to family-oriented housing (e.g., units with at least two bedrooms). (see also Programs HE 2.1 Encourage a Diverse Range of New Housing and HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs)

Summary 2025: See actions described elsewhere, including for Subprograms HE 2.1 and HE 3.2.

4. Seek opportunities that expand housing options for vulnerable populations, such as people with disabilities, seniors, veterans, and youth aging out of foster care. (see also Program and HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs)

Summary 2025: The City contributed \$1,000,000 for HASBARCO's family and senior portion of the Heritage Ridge project to support the acquisition of land for the development of deed-restricted affordable housing. The City also waived development impact fees for this portion of the project. Forty-one of the below market rate units at Heritage Ridge are designated for seniors.

5. Proactively monitor and address loss of existing affordable housing units, particularly in “high opportunity” areas. (see also Program HE 1.3 Monitor and Preserve Assisted Affordable Housing Units).

Summary 2025: Based on draft 2026 HCD data, all housing in the City is in a “Moderate,” “High,” or “Highest” resource opportunity area. There are no assisted rental units at risk of conversion to market rate in the next few years. However, staff monitors the affordable housing units in the City annually for continued affordability and is preparing an outreach strategy to tenants living in affordable units to attempt to preserve the affordability and protect vulnerable tenants.

6. Adopt a Tenant Protection Ordinance to formalize local tenant protection standards and protocols by December 2024.

Summary 2025: On December 19, 2023, the City adopted an urgency Tenant Protections Ordinance. Amendments to the ordinance were adopted on September 16, 2025, via Ordinance No. 25-06, to add an optional Early Tenant Alert Notice, a required informational handout with notices of termination, expanded anti-tenant harassment provisions, and a relocation assistance payment of two months’ rent or \$8,000 (whichever is greater). On November 5, 2025, the City held a lunch and learn event to inform the public of the City’s tenant protections.

b. Reduce homelessness. In 2021 the City Council adopted the Goleta Homelessness Strategic Plan. The Strategic Plan includes four overarching goals: 1) Increase Access to Critical Services for the Homeless; 2) Reduce the Impacts of Homelessness on the Community; 3) Prevent At-Risk Individuals from Becoming Homeless (Homelessness Prevention); and 4) Increase the Supply of Transitional Housing, Permanent Supportive Housing, and Emergency Housing. The City will continue to pursue implementation of the Strategic Plan to address the problem of homelessness in Goleta. (see also Program HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs)

Summary 2025: The City’s Neighborhood Services Department continued to implement the Homelessness Strategic Plan in 2025 by focusing on the four main goals:

1. **Increasing Access to Critical Services.** City staff contracted with City Net for 2 full-time outreach workers. As part of the outreach effort, the City leveraged the County-funded outreach work of several other teams through the new County of Santa Barbara grant funded program (State of California Encampment Relief) for outreach and housing navigation for people in the US 101/Union Pacific Railroad Transit Corridor along the Creeks and Waterways. Continuing in 2025, the City benefited from a countywide State of California Encampment Relief Fund grant to New Beginnings Counseling Center for the purpose of moving people living in their vehicles into permanent housing. The City also continued its City Grant programs to homeless-serving agencies: Transition House, Showers of Blessing, New

Beginnings Counseling Center, and People's Self Help Housing for basic needs services.

2. **Reduce the Impacts of Homelessness on the Community.** Through its partnership with SBACT, the City conducted weekly stake-holder status report meetings, and a once-a-month community meeting with all interested people to focus on areas where people experiencing homelessness are congregating and/or impacting communities. Follow up and response included outreach by City Net and, when necessary, law enforcement. The City published a resource guide that gives clear instructions to residents, businesses, and visitors about what to do if they have a concern about people experiencing homelessness. The City also maintained a Fulcrum mapping program software license to track all encampments in the City and keeps a record of outreach and any clearing efforts.
3. **Prevent At-Risk Individuals from Becoming Homeless (Homelessness Prevention).** The City contracted with the Rental Housing Mediation Program to ensure rapid and continuous responses to resident concerns about their rental housing. They handled approximately 30-40 cases a quarter with the goal of preserving people's housing. The City also participated in a County-wide Diversion Hotline funded by the County of Santa Barbara to handle calls for needed rental assistance or other services to prevent people from becoming homeless. As part of the countywide Continuum of Care, City Staff regularly met with countywide funders and providers to discuss a Goleta-focused homeless prevention strategy.
4. **Increase the Supply of Transitional Housing, Permanent Supportive Housing, and Emergency Housing.** In 2025, the City of Goleta maintained its commitment to funding emergency housing by contracting for four shelter beds at a County-owned shelter in Isla Vista called Hedges House of Hope. The City also maintained its ongoing commitment to funding two shelter beds at the PATH shelter in downtown Santa Barbara. In 2025, the City began a contract to permanently house 25 households with private landlords using a procured program – Partners in Housing Solutions. This contract enabled them to hire a Goleta-focused leasing agent.

c. <u>Fair Housing Education and Training.</u> The City will support fair housing training and education opportunities, specifically for rental properties, that will be directed to housing service providers, management companies, and rental residents. Specific actions include:

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| 1. Coordinate with other fair housing organizations to make training opportunities available for rental residents to clearly inform this population of their rights and responsibilities, particularly in the area of disabilities. Ensure these trainings are offered in English and Spanish. |
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Summary 2025: In 2025, the City of Goleta continued to contract fair housing and mediation services through the City of Santa Barbara's Rental Housing Mediation

Program. Serving approximately 125-159 families a year, the program is a confidential service providing support to either landlords or tenants or both through mediation. A key component of the program is Fair Housing Education and Training as part of the mediation efforts. These services are offered in English and Spanish. In addition, the Family Resource Center, operated by LEAP, a Goleta-based nonprofit, provides bilingual and bicultural tenant support on an as-needed basis.

2. The City will continue to contract with the City of Santa Barbara Rental Housing Mediation Program, or other appropriate agency throughout the planning period, in support of efforts to eliminate discrimination on the basis of race, color, religion, marital status, disability, age, sex (including gender identity or sexual orientation), familial status (due to pregnancy or the presence of children), national origin, source of income, or other arbitrary factors consistent with state and federal fair housing law, and will continue to require nondiscrimination provisions in rental agreements and deed restrictions for housing, including below market rate housing units subject to City-required affordability agreements. Continue to support the fair housing efforts of the Santa Barbara Rental Housing Mediation Program, or other appropriate fair housing agency.

Summary 2025: The City of Goleta continued an existing contract with the City of Santa Barbara for the City of Santa Barbara's Rental Housing Mediation Program. This contract extends the relationship with the program until June 30, 2027. Fair Housing support is provided to landlords and tenants through their mediation process.

In December 2023, the City adopted a Tenant Protections Ordinance with just-cause eviction requirements, relocation assistance payments, a mandatory offer of a one-year lease to residential tenants, and a mandatory right of first refusal after vacating a unit for a substantial remodel.

Amendments to the ordinance were adopted on September 16, 2025, via Ordinance No. 25-06, to add an optional Early Tenant Alert Notice, a required informational handout with notices of termination, expanded anti-tenant harassment provisions, and a relocation assistance payment of two months' rent or \$8,000 (whichever is greater). On November 5, 2025, the City held a lunch and learn event to inform the public of the City's tenant protections.

The Rental Housing Mediation Program staff will reference and implement the City's Tenant Protections Ordinance regulations when assisting City tenants and landlords.

3. Continue to support the provision of housing for persons with disabilities through updates to Title 17 in compliance with fair housing law by December 2023. (see Program 3.2 Facilitate the Provision of Housing for Persons with Special Needs)

Summary 2025: The City amended subsection 17.63.030(A) of the GMC to remove the Zoning Administrator role from the request for reasonable accommodation procedures and subsection 17.63.040(B)(1) of the GMC to remove factors that can create uncertainty

in the processing of requests for reasonable accommodation on June 6, 2023, via Ordinance No. 23-05. No further action was required in 2025.

4. Post and update information annually regarding fair housing and conduct a presentation to City Council every two years in collaboration with the Santa Barbara Rental Housing Mediation Program.

Summary 2025: The City maintains a webpage for fair housing information on the City's website at <https://www.cityofgoleta.org/your-city/neighborhood-services/fair-housing>.

On April 2, 2024, the Goleta City Council issued a proclamation for Fair Housing Month recognizing both the ongoing problem of housing discrimination and the positive efforts of the Rental Housing Mediation Program. The City of Goleta receives quarterly updates and annual reporting on the work of the Program. No further action took place in 2025.

5. In cooperation with the Santa Barbara Rental Housing Mediation Program, contact all low-income apartment complexes annually to provide education and materials about the program including multi-lingual materials.

Summary 2025: On December 1, 2025, the City distributed materials in English and Spanish about Fair Housing rights and the Rental Housing Mediation Program all low-income apartment complexes in Goleta.

6. The City's Equal Opportunity Coordinator will maintain a Fair Housing City of Goleta website that provides contact information for the U.S. Housing and Urban Development's Office of Fair Housing and Equal Opportunity and other fair housing information and resources and will refer discrimination complaints to the appropriate legal service, County agency, or State agency for review and potential enforcement action. The Fair Housing website will be promoted through social media annually.

Summary 2025: Throughout 2025, Neighborhood Services maintained a webpage on the City's website (<https://www.cityofgoleta.org/your-city/neighborhood-services/fair-housing>) that provides information to residents regarding fair housing services and related complaint response procedures. This web page refers tenants to the Rental Housing Mediation Program and refers lower income residents to the Legal Aid Foundation and agricultural workers to California Rural Legal Assistance.

- d. Access to Opportunity and Mobility. Many of the programs in the Housing Plan are intended to improve access to housing in high opportunity areas, facilitate mobility for lower-income households and other protected classes, and address housing affordability, including Programs HE 1.3 Monitor and Preserve Assisted Affordable Housing Units; HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities; HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use; HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs; HE 2.1 Encourage a Diverse Range of New Housing; HE 2.4 Facilitate Affordable Housing Development; HE 2.5 Inclusionary

Housing; HE 2.6 Encourage Accessory Dwelling Units; HE 2.7 Funding for Affordable Housing; HE 3.1 Affirmatively Further Fair Housing Opportunities; HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs; HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development; HE 4.4 Transit-Oriented Development; and HE 5.2 Community and Regional Collaboration These programs will improve the ability of lower-income households to afford suitable housing in areas with better access to opportunity and are geographically targeted primarily to multi-family developments and mobile home parks, although Section 8 certificates may also be used in single-family units. The Mortgage Credit Certificate Program, which is administered by the Housing Authority of the County of Santa Barbara (HASBARCO), also provides financial assistance to first-time homebuyers, facilitating mobility to single-family neighborhoods.

In addition, Program HE 2.6 Accessory Dwelling Units is expected to facilitate production of at least 152 new housing units during the planning period, most of which will be affordable to low- and moderate-income persons, thereby expanding housing options and mobility in high-opportunity single-family neighborhoods.

These actions will facilitate the preservation of existing affordable housing as well as a variety of new housing options throughout the city, including areas that have traditionally only had single-family ownership housing. These programs will provide housing opportunities exceeding the City's assigned RHNA objectives. Specific objectives include the following:

1. Continue to implement subsection 17.07.040(B) of the GMC to expand the housing supply in single-family zones by allowing for lot splits and duplexes under the parameters of SB 9 (2021). In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 (2021).

Summary 2025: On December 2, 2025, the City adopted Ordinance No. 25-10 to amend Title 16 (Subdivisions) and Title 17 (Zoning) of the GMC to, among other things, update the City's SB 9 regulations to reflect changes instituted by SB 450 (2024). The changes provide greater flexibility to develop housing under SB 9. The City received no SB 9 applications in 2025.

2. Coordinate with HASBARCO in 2023 about utilizing a mobility counseling program in Goleta. This program would market landlords and property owners and inform Housing Choice Voucher holders about their residential options in areas throughout the City and provides holistic supports to voucher holders seeking to move to areas of higher opportunity. Through landlord outreach and mobility counseling, the City's goal will be to increase Housing Choice Vouchers by 10% and through implementation of the City's SB 9 (2021) ordinance, seek to integrate at least five units annually in single-family areas.

Summary 2025: On February 18, 2025, City Council approved a new service agreement with Partners in Housing Solutions for 25 placements of homeless people with private sector landlords. Partners in Housing Solutions provides incentives to landlords, and counseling and support for tenants.

In 2025, the City saw no housing applications for projects utilizing SB 9. However, On December 2, 2025, the City adopted Ordinance No. 25-10 to amend Title 16 (Subdivisions) and Title 17 (Zoning) of the GMC to, among other things, update the City's SB 9 regulations to reflect changes instituted by SB 450 (2024). The changes provide greater flexibility to develop housing under SB 9.

3. By February 2024 research and pursue the development of a program that would provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restrictions on their property. This research should also explore outside funds. If funding is available, establish a pilot program by December 2024 and implement at least annually thereafter with a goal of achieving at least five deed-restricted ADUs annually.

Summary 2025: In 2025, City staff conducted research on available funding sources, as well as information on similar programs implemented in other jurisdictions throughout the State. However, there are insufficient funds available, so no formal action was undertaken in 2025.

4. The City will publicize the HASBARCO First-Time Homebuyer Assistance program annually on the City website, newsletters, and through social media.

Summary 2025: As a partner and funder of the Housing Trust Fund of Santa Barbara County's Countywide Workforce Homebuyer Program, the City continues to publicize and promote the program to interested residents. The City provides \$25,000 annually to support the program, and information about it is posted on the City's website and is proactively shared with citizens who submit an Affordable Housing Interest List Sign-Up form. Given the recent changes in financial markets and interest rates, the program has slowed in recent years, giving out fewer loans than in the past. However, in 2025, the program renewed available lines of credit, and the City will continue to promote the program through its various outreach methods, including social media.

5. Research and pursue a homesharing program, including research and coordination with non-profit and other organizations to assist with matching tenants with special needs with existing homeowners. The City will market and take other actions as necessary at least annually with the goal of five opportunities per year.

Summary 2025: As noted above, on February 18, 2025, City Council approved a new service agreement with Partners in Housing Solutions for 25 placements of homeless people with private sector landlords. Partners in Housing Solutions provides incentives to landlords, and counseling and support for tenants. All participants experiencing

homelessness, receive counseling on a variety of housing options including shared housing.

6. The City will explore alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices such as higher density opportunities on Community Assembly uses (such as religious institutions) and institutional and quasi-institutional uses, missing middle housing (such as triplexes, bungalow courts, and townhouses) zoning amendments in addition to SB 9 (2021), such as SB 10 (2021), adaptive reuse, more than one JADU per structure, acquiring and adding affordability to existing structures and upzoning with the goal of 50 housing opportunities in the planning period.

Summary 2025: On December 2, 2025, the City adopted Ordinance No. 25-10 to amend Title 16 (Subdivisions) and Title 17 (Zoning) of the GMC to, among other things, update the City's SB 9 regulations to reflect changes instituted by SB 450 (2024). The changes provide greater flexibility to develop housing under SB 9. No other actions taken beyond those identified elsewhere in this report.

7. Accessibility Improvements: Research and pursue funding opportunities at least every other year to make accessibility improvements to homes and community infrastructure.

Summary 2025: In the prior three fiscal years, the City dedicated over \$300,000 in CDBG funds towards ADA accessibility improvements at the Goleta Community Center. In addition, the City has devoted additional CDBG funding towards making ADA accessibility improvements at local parks. Finally, along with other members of the County HOME/PLHA Consortium, the City provided PLHA funds to Habitat for Humanity of Southern Santa Barbara County for their home-repair program for low-income homeowners, many of which require ADA improvements or adjustments.

8. Develop incentives or other strategies to promote housing choices and affordability in all development throughout the City.

Summary 2025: No actions taken beyond those identified elsewhere in this report, see specifically HE 2.4(g).

9. Affirmative Marketing and Regional Registries: Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall consider any regional housing registries and ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status.

Summary 2025: In recognition of the need to affirmatively further fair housing under State programs and federal HUD programs, the City included in the Affordable Housing Policies

and Procedures Manual, adopted by City Council in September 2023, a requirement for developers of affordable housing to submit a marketing plan to City staff for review and approval prior to conducting any advertising for the project units. This requirement applies to projects with Inclusionary units, Density Bonus units, and other deed-restricted units under the City's housing programs. If a project were exempt from the requirements, City staff would still encourage the developer to submit a marketing plan and conduct a fair and nondiscriminatory outreach process.

10. Mid-term evaluation: In 2027, evaluate the effectiveness of these strategies in promoting housing opportunities throughout the City, and make adjustments within one year to achieve the overall goal of 250 units.

Summary 2025: No action taken in 2025.

e. Address Disparities in Access and Opportunity. Continue to implement the Citywide initiative of continually examining City policies and practices, seeks new and innovative ways to engage and benefit the entire community, and make changes in any government policies, structures, services, or culture that negatively impact or do not fully benefit historically disenfranchised communities. The City will adopt a Diversity, Equity, and inclusion (DEI) Plan by December 2024 and implement that plan through the planning period. The DEI Plan will consider place-based strategies such as recruiting residents from other local government decision-making bodies; catalyze leadership and future community wide decision-makers; and expand access to community meetings.

Summary 2025: On August 19, 2025, via Resolution No. 25-33, the City Council adopted Environmental Justice policy-driven updates throughout the General Plan. These amendments included the addition of Land Use Element Policy LU 13 (Civic Engagement). This new policy includes an objective to “foster inclusive decision-making and integrate input from diverse voices in the planning and development process.”

On October 3, 2023, City Council approved an agreement with Equity Praxis Group (EPG) as consultants to assist the City in its efforts to develop a comprehensive Diversity, Equity, and Inclusion (DEI) Plan that incorporates key governance focus areas such as: staff recruitment and retention; promotional and career development; training to increase DEI awareness, competencies, and skills; government transparency; procurement and budgeting procedures; land use and capital improvements; boards and commissions; communication and public engagement. In 2025, the project team continued to work on a draft DEI Plan, which is anticipated to be finalized in early 2026.

f. Infrastructure improvements. Continue to focus public investments in recreational facilities and programs, social service programs, parks, streets, flood prevention measures, and active transportation and other infrastructure in the area of the City designated as a disadvantaged community, Census Tract 003001 (Old Town), as part of each update to the Capital Improvement Program and City Budget and ongoing City operations.

Summary 2025: The maintenance of a Capital Improvement Program (CIP) and budget is an ongoing activity of the CIP Division of the Public Works Department. The Public Works Department reviews the CIP in five-year increments, with annual evaluations, following the fiscal (not calendar) year to support the budget process. On June 17, 2025, City Council adopted a Resolution (Resolution 25-22) adopting the Two-Year Budget Plan for Fiscal Years 2025/26 and 2026/27 and the 5-Year CIP.

Several CIP projects within Census Tract 003001 (Old Town) were under construction in 2025. These included multiple CIP projects included within the Project Connect, including the Hollister Avenue Bridge (Project No. 9033) and Ekwill Street & Fowler Road Extensions (Project No. 9002). Other CIP projects under construction included the Jonny D. Wallis Neighborhood Park Phase 2 – Splash Pad (Project No. 9111) and the Improvements to Athletic Field at Goleta Community Center (Project No. 9071).

In addition, construction on the San Jose Creek Multipurpose Path Project (Project No. 9006) began on December 15, 2025. This project will tie into the already completed portion of the path located between Armitos Avenue and Hollister Avenue in Old Town which connects Jonny D. Wallis Neighborhood Park, the Community Garden and Armitos Park. The project will create a direct, continuous route for bicyclists and pedestrians from Calle Real to commercial and residential areas within Goleta Old Town, and to the existing Class I Atascadero Creek Bikeway, providing access to Goleta Beach Park, the University of California, Santa Barbara, and the City of Santa Barbara.

HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs. The City will facilitate the provision of housing for persons with disabilities and other special needs through the following actions:

a. Single Room Occupancy (SRO) Housing. Continue to facilitate development of SRO units and small efficiency apartments in appropriate locations as lower cost rental alternatives for single-person households. SRO rooms are typically between 80 and 200 square feet, include a sink and a closet but possibly share bathroom and shower or cooking facilities with other SRO units.

Summary 2025: Title 17 (Zoning) of the GMC includes allowances and specific use standards for SRO Housing. No applications for SRO housing were made in 2025.

b. Emergency Shelters. Continue to facilitate the provision of emergency shelters consistent with State law. Review and amend Title 17 standards by December 2023 to ensure consistency with AB 139 of 2019 (Government Code Section 65583(a)(4)(A)(ii)) to ensure parking standards for emergency shelters consistent with State law. Amend Title 17 to allow Emergency Shelters as a permitted use in Office and Institutional (OI), in compliance with AB 2339 of 2022, including amending the definition of emergency shelters and meet all requirements pursuant to AB 2339 (sufficient capacity, proximity, development standards).

Summary 2025: On April 16, 2024, the City adopted changes to Title 17 via Ordinance No. 24-01, to allow Emergency Shelters as a permitted use in Office and Institutional (OI) zones, as well as amend the definition of emergency shelters to be in compliance with AB 2339. No applications for Emergency Shelters were made in 2025.

c. Low Barrier Navigation Centers. Pursuant to AB 101 of 2019 (Government Code Section 65660 et seq.), a Title 17 amendment will be processed by December 2023 to allow low barrier navigation centers consistent with State law.

Summary 2025: The City added low barrier navigation center standards into Title 17 of the GMC on June 6, 2023, via Ordinance No. 23-05. The amendments updated zoning regulations for compliance with AB 101. No further action was required in 2025.

d. Transitional and Supportive Housing. Continue to facilitate the provision of transitional and supportive housing as residential uses subject only to the same standards and procedures that apply to other uses of the same type in the same zone consistent with State law. Review Title 17 standards and process a Title 17 amendment by December 2023, if necessary, for supportive housing to ensure consistency with AB 2162 of 2018 (Government Code Section 65583(c)(3)).

Summary 2025: Title 17 (Zoning) of the GMC includes allowances for transitional and supportive housing. The City adopted amendments to Title 17 to update the City's supportive housing regulations to ensure compliance with AB 2162 on June 6, 2023, via Ordinance No. 23-05.

The City approved the construction of the supportive housing project Buena Tierra in 2023 and on August 15, 2024, the housing development opened. Buena Tierra consists of 60 permanent supportive housing units for homeless and chronically homeless individuals, including 15 units designated for youth transitioning out of foster care.

In 2023, the City entitled one supportive housing project (104 units at Heritage Ridge) and grading work began in 2024. Building Permits were issued for the project in 2025.

e. Residential Care Facilities. Continue to facilitate the provision of small state licensed residential care facilities for six or fewer persons as a family residential use and apply standards for larger care facilities in appropriate locations. The City will also process amendments to Title 17 of the Goleta Municipal Code by December 2023 to allow large residential care facilities, where currently allowed, without the requirement for a Major Conditional Use Permit and as an allowed use in the General Commercial zoning district.

Summary 2025: Title 17 (Zoning) of the GMC includes allowances for small and large residential care facilities. The City adopted amendments to Title 17 to remove the requirement for a Major Conditional Use Permit for large residential care facilities where previously allowed with such an approval and to allow large residential care facilities as

an allowed use in General Commercial, on June 6, 2023, via Ordinance No. 23-05. The City received no applications for residential care facilities in 2025.

f. Farmworker Housing. Continue to allow housing for agricultural employees consistent with Health and Safety Code Section 17021.5 and Section 17021.6.

Summary 2025: Title 17 (Zoning) of the GMC includes allowances and specific use standards for farmworker housing consistent with Health and Safety Code Section 17021.5 and Section 17021.6.

In 2025, the City received an application for 9 farmworker housing units as part of a Conditional Use Permit application at Fairview Gardens.

g. Assist Development of Special Needs Housing. Work cooperatively with developers and sponsors of housing for persons with special needs including, without limitation, persons with developmental disabilities, and provide assistance such as support for grant funding applications, and financial assistance when feasible. Contact special needs housing organizations annually to explore development opportunities (see also Program 2.4).

Summary 2025: In 2025, the City continued to work closely with HASBARCO on the Heritage Ridge project, for both seniors and family households. Building Permits for the affordable component of the Heritage Ridge project were issued in November 2025.

h. Family Housing Amenities. Encourage adequate provisions in new housing developments for families with children, including recreation areas such as, but not limited to, tot lots, play yards and lawn areas, child care, and other amenities throughout the development review process.

Summary 2025: The City's development review process encourages the provision of open space amenities as a baseline unless a concession/waiver of the provision of open space and/or amenity is requested by the applicant. No further action was taken in 2025.

i. Reasonable Accommodation. Continue to implement procedures for reviewing and approving requests by persons with disabilities for reasonable accommodation in the application of the City's zoning and building regulations. Process a Title 17 amendment to subsection 17.63.030(A) to remove the Zoning Administrator role from the request procedures and to subsection 17.63.040(B)(1) to remove factors that can create uncertainty in the processing of requests.

Summary 2025: The City amended subsection 17.63.030(A) of the GMC to remove the Zoning Administrator role from the request procedures and to subsection 17.63.040(B)(1) of the GMC to remove factors that can create uncertainty in the processing of requests on June 6, 2023, via Ordinance No. 23-05. No further action was required in 2025.

HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development.

Work with commercial and nonprofit developers, upon inquiry, to provide housing using a cooperative model or similar approaches that feature housing units clustered around a common area and shared kitchen, dining, laundry, daycare, and other facilities.

Summary 2025: Title 17 of the GMC contains provisions for the “Group Residential” and “Single Room Occupancy” housing types, which could include clustered dwelling units around a common area and shared kitchen, dining, laundry, daycare, and other facilities. Incentives for on-site day care facilities are also included in Title 17, such as removing day care facilities from any lot coverage calculation otherwise applicable to the site.

Further, the City continues to work with developers and nonprofit groups to discuss opportunities for cooperative and collaborative housing when and where permissible and feasible. No cooperative or collaborative housing developments requests were received in 2025.

HE 4.1 Rehabilitation and Energy Loan Programs. Coordinate with energy providers to make information available on loan programs to eligible households. Flyers will be posted on the City website, at City Hall, and at other locations around the community.

Summary 2025: In addition to flyers and informational material provided at outreach events (Lemon Festival, State of the City, etc.) and City Hall, the City continues to use its website, the Monarch Press, and social media to communicate energy efficiency programs and resources to the public. Additionally, the City’s “Go Green Goleta” initiative is used to cultivate awareness about the importance of making small changes that can have big impacts. The webpage for the initiative also includes links to Tri-County Regional Energy Network (3C-REN), Southern California Edison (SCE), Southern California Gas Company, Central Coast Community Energy (3CE), and many other sites to help direct the public to additional programs, rebates and opportunities. On November 4, 2025, the City Council received a presentation from 3CE detailing their latest updates on rebate programs, detailing that over \$1.1 million in funding went directly back into the Goleta community in 2024 to support building and vehicle electrification.

HE 4.2 Resource Conservation in Existing and New Residential Development. The City will promote the following practices in existing and new residential construction:

- a. Retrofitting of existing residential structures to reduce energy consumption and costs to owners and tenants is encouraged. These retrofits may include, without limitation, increased insulation, weather stripping, caulking of windows and doors, low-flow showerheads, and other similar improvements. The City will require individual residential units within multifamily housing projects to be separately metered or submetered for all utilities.

Summary 2025: The City uses its website and community newsletter, the Monarch Press, to communicate announcements about available programs to enhance residential energy efficiency through retrofitting and upgrading existing structures. In addition, the

City is working collaboratively with 3C-REN and 3CE on promoting incentives and rebates for home energy efficiency upgrades in single and multi-family housing. As a part of 3CE's programs, over \$49,000 in heat pump and battery storage rebates have been distributed in Goleta to support home electrification and energy efficiency upgrades.

On February 18, 2025, via Ordinance No. 25-02, the City adopted an Energy Performance Reach Code, making local amendments to the 2022 California Energy Code to improve energy efficiency for new construction of all building types in the City until the adoption of the 2025 California Building Code. These regulations were updated on December 2, 2025, via Ordinance No. 25-12. The Energy Performance Reach Code encourages electrification and higher efficiency in buildings with natural gas in addition to electric readiness in all new single and multi-family construction.

b. The City will enforce the State's and City's residential energy conservation building standards through the City's plan check and building permit issuance processes.

Summary 2025: California's Building Codes are published in their entirety every three years. The City adopted updates for the 2025 California Building, Electrical, Plumbing, Mechanical, Residential and Green Building Codes on December 2, 2025, via Ordinance No. 25-11, to be effective on January 1, 2026. Adoption of the State codes ensures that the City's Municipal Code is consistent with the current State building regulations, including those for energy conservation. Throughout 2025, projects within the City that received zoning approval were also processed through subsequent plan check and building permit issuance processes prior to initiating any onsite construction activity to ensure full compliance with all applicable building standards.

c. New residential development and additions to existing homes must be designed to provide a maximum solar orientation when appropriate and cannot adversely affect the solar access of adjacent residential structures. Use of solar water heating systems, operational skylights, passive solar heating, and waste heat recovery systems is encouraged.

Summary 2025: New development and improvements to existing residential development within the City are reviewed by Planning staff, and in many instances require additional design review by the Design Review Board. Throughout these reviews, design elements such as solar orientation, heating and heat recovery systems, as well as skylights are evaluated for appropriateness for integration into the overall project design. Per the 2022 adopted building code, effective January 1, 2023, new multifamily and commercial developments are expected to essentially include both solar and battery storage. On December 2, 2025, the City adopted the 2025 Building Code, via Ordinance No. 25-11, to be effective on January 1, 2026, which continues to include energy efficient standards.

HE 4.3 Use of Renewable Energy Sources. For new projects, the City encourages the incorporation of renewable energy sources. The City will consider incorporating renewable energy sources that do not have adverse effects on the environment or on any

adjacent residential uses. Solar access must be protected in accordance with the State of California Solar Rights Act. New development cannot impair the performance of existing solar energy systems. Compensatory or mitigation measures may be considered in instances where there is no reasonable alternative.

Summary 2025: Within Title 15 (Buildings and Construction) of the GMC, construction standards and regulations are codified, including those that encourage or require integrating renewable energy designs and methods. New development within the City that incorporates renewable energy sources are reviewed to ensure continued protection of solar access and neighboring solar energy systems, or to determine suitable alternatives or measures necessary to mitigate unavoidable impacts.

On August 25, 2022, a solar photovoltaic system, the Monarch Solar Array, was installed at City Hall and is producing about 84% of City Hall's power in Year 1 of operation. The use of this renewable energy to power City Hall has resulted in about 75.7 metric tons of CO₂ emissions reduced by the City, which is equivalent to carbon sequestered by 90 acres of U.S forest in one year. In addition, the City Council authorized a public-private partnership in May 2023 to promote the installation of home solar and battery systems for local residents at no upfront cost through Powered Up Goleta. No further action was taken in 2025.

HE 4.4 Transit-Oriented Development. The City will encourage transit-oriented housing development to enable efficient public transit systems and alternatives to driving (walking and bicycling). In coordination with regional transportation planning activities, the City will work with developers to incorporate transit improvements, such as bus shelters and turnouts or other transit improvements, as appropriate and feasible for a project. Residential development plans will incorporate pedestrian and bicycle facilities, including, but not limited to, sidewalks, benches, bicycle racks, and bicycle storage areas, to the extent feasible. The City will consider requests to reduce required parking for transit-oriented housing developments where alternative-transportation improvements are incorporated on or adjacent to the project site through the approval of a Development Plan, Modification, or Conditional Use Permit.

Summary 2025: Title 17 of the GMC includes requirements to support a multi-modal transportation system in the City. These requirements include required long- and short-term bicycle parking for some developments, options for parking reductions where a Transportation Demand Management Program is established, and requirements for separate vehicular and pedestrian systems where possible (in multiple-unit residential developments, pedestrian access must be separate and distinct from driveways). The City's development review process encourages the provision of transit improvements where feasible.

In addition, on December 2, 2025, the City adopted Ordinance No. 25-10 to amend Title 17 (Zoning) of the GMC to, among other things, clarify that the use of a bus pass program as a Transportation Demand Management Program parking reduction measure pursuant

to subsection 17.38.050(C)(1)(i) can be applied to residents of a project (in addition to employees).

HE 5.1 Monitor Progress Toward Housing Objectives and Refine Programs to Reflect Changing Circumstances and Better Achieve City Goals. The City will continue to monitor progress in implementing Housing Element programs as part of the Annual General Plan Progress Report. As part of the annual review, the Planning Commission and City Council conduct public meetings with opportunities for public input and discussion regarding Housing Element implementation. The City will continue to refine its monitoring system to track residential development, assess housing needs and achievements, and provide a process for modifying policies, programs, and resource allocations in response to changing conditions.

The City will prepare major updates to the Housing Element every 8 years pursuant to state law.

Summary 2025: The 2024 General Plan Progress Report was considered by the City's Planning Commission on February 24, 2025, and by the City Council on March 18, 2025. Subsequent to those meetings, the report was submitted to the state on March 19, 2025. Included in the 2024 Progress Report was a summary of progress towards the City's Housing Element 2023-2031.

In 2025, City staff continued to update the internal Housing Element tracking tools and convened monthly meetings with staff responsible for various aspects of Housing Element implementation to track progress, discuss implementation efforts, and share information.

HE 5.2 Community and Regional Collaboration. Since its incorporation in 2002, civic engagement has been a high priority for the City and its residents. The City will continue to take an active role in working with community groups, other jurisdictions, and other agencies to implement Housing Element programs in a timely manner. Specific actions the City will take to facilitate collaboration on housing issues include the following:

- a. The City will continue to coordinate housing strategies with other jurisdictions, agencies, organizations, and the University of California, Santa Barbara to address housing needs on the South Coast of Santa Barbara County, as well as more regionally in Ventura and San Luis Obispo Counties.

Summary 2025: The HOME Consortium includes the County of Santa Barbara and the Cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang. The Consortium's goals for the current five-year planning period focus on expanding affordable housing, assisting homeless individuals and those at risk of homelessness with emergency and permanent housing services, assisting non-homelessness special needs populations, building community infrastructure and service capacity, and promoting economic development.

- b. The City will continue to facilitate and encourage public participation in affected neighborhoods and all socio-economic segments of the community in the formulation and review of housing and related land use programs and actions. Specific strategies include:
1. Provide written materials at public locations (including social service centers and public transit locations, where feasible) and on the City's website.
 2. Provide information to real estate professionals, property owners, and tenants on their rights and responsibilities and the resources available to address fair housing issues.
 3. Work with local nonprofit and service organizations to distribute information to the public.
 4. Provide public information through press releases, City of Goleta website, GovDelivery email/text message system, Nextdoor, social media (Facebook, Twitter, and Instagram) and Goleta TV Channel 19.
 5. Work with other public agencies, businesses, and community groups to identify affordable and special needs housing opportunities.
 6. Provide fair housing in-service training, press releases, direct contact with interest groups, and posting of fair housing laws, contacts, and phone numbers.
 7. Conduct public meetings at suitable times and accessible to persons with disabilities. Resources will be invested to provide interpretation services when requested at public meetings when feasible.

Summary 2025: The City contracted with the Santa Barbara Alliance for Community Transformation (SBACT) for coordination of public outreach and awareness on issues regarding the resolution of homelessness. Three times a month, SBACT convened a stakeholder meeting group to advance outreach and housing efforts for people experiencing homelessness. This group includes City staff, elected officials, law enforcement, and outreach organizations. Once a month, SBACT advertised and coordinated a meeting with interested and concerned residents of Goleta on efforts to resolve homelessness for people living in encampments and in vehicles.

In 2025, the City worked with Habitat for Humanity of Southern Santa Barbara County to publicize its A Brush With Kindness home-repair program for low-income homeowners in the City limits who are unable to maintain their houses without assistance. In advertising the program, the City made the program information available, in English and Spanish, to almost 8,000 people through its email and text alert platform, as well as on Nextdoor, various social media sites, and the City News section of its website.

Throughout 2025, the City also maintained a fair housing webpage here: <https://www.cityofgoleta.org/your-city/neighborhood-services/fair-housing>.

- c. In recognition of the limited resources available to achieve housing goals, the City will seek ways to organize and allocate staffing and other resources effectively and efficiently to implement the programs of the Housing Element. Opportunities to enhance Goleta's capabilities may include:

1. Sharing or pooling resources and coordinating tasks among multiple jurisdictions in implementing common housing programs.
2. Identifying information resources.
3. Enhancing relationships and partnerships with nonprofit providers of housing services.
4. Establishing standardized methods (procedures, definitions, responsibilities, etc.) linked to housing programs to enable the effective and efficient management of housing data.

Summary 2025: The City's Planning and Environmental Review and Neighborhood Services staff continue to work together to implement the programming within the Housing Element, attend regional planning meetings with the Affordable Housing Task Group, co-sponsor the Coastal Housing Coalition's annual conference, and maintain relationships with non-profit providers (e.g., People's Self-Help Housing, Habitat for Humanity). Additionally, City staff coordinates interdepartmentally on a regular basis to ensure that new residential projects are designed to better support the goals and objectives of the Housing Element and fully comply with all applicable policies.

- d. Developers of all major residential projects are encouraged to have meetings with neighborhood residents early in the process to undertake problem solving and facilitate faster, more informed and constructive development review and decision-making. The City will facilitate neighborhood participation in the project review and decision-making process.

Summary 2025: The City regularly encourages applicants to conduct neighborhood meetings before application submittal and during the review process.

- e. The City will work collaboratively with other agencies in the region to identify and advocate for changes in State law or regional policies to implement local housing solutions and achieve housing goals.

Summary 2025: The City of Goleta continued to be an active participant in the development and passing of State housing laws. Working with the City's legislative advocate and Cal Cities (formerly the League of California Cities), the City wrote and sent several comment letters pertaining to housing bills that would affect the City's housing goals. Cal Cities is an association of California city officials who work together to enhance their knowledge and skills, exchange information, and combine resources so that they may influence housing policy and decisions that affect cities.

The City supported a total of three bills and opposed one bill related to housing. The City supported a bill that streamlined the housing and infrastructure efforts by improving Housing Element reporting, a bill that funded affordable housing, and a bill that expanded CEQA exemptions to accelerate transit, bike, and pedestrian projects. The City opposed a bill that inhibited cities' ability to update building codes and adopt measures to reduce emissions. The City also submitted letters of support for federal and state funding for

other local agencies' housing projects and supported continued State funding investments in affordable housing and homelessness assistance.

f. The City will work with the Goleta Water District to seek sufficient additional water resources to support the development of new housing in the City commensurate with regional needs. Specific City actions will include:

- Annual consultation with GWD staff and administrative support in applying for grant funding if available.
- Support efforts by the GWD to expand the water supply with new water sources being earmarked for residential development.
- Work with GWD and Santa Barbara County Water Agency staff to develop and promote, at least annually, water conservation methods (e.g., low flow fixtures, instant hot water heaters, cisterns/rain gardens) to augment water for new residential development projects.
- Annual consultation with the GWD staff and any other relevant agencies regarding opportunities for increased use of recycled/reclaimed water.
- Evaluate the effectiveness of this subprogram in 2027 and implement alternative actions (such as increased conservation measures and regional efforts to expand water supply), as appropriate, if water supply is acting as a constraint to housing development.

Summary 2025: On December 10, 2024, the Goleta Water District Board of Directors adopted a resolution for the allocation of potable water for new or additional service connections of up to 154.7 acre-feet in 2025.

g. The City will provide the Goleta Water District, Goleta Sanitary District, and Goleta West Sanitary District with a copy of the City's Housing Element immediately upon adoption and will do the same for any Housing Element amendments during the planning period, in compliance with Senate Bill 1087 (2005) as codified in Government Code Section 65589.7(a). Included in this transmittal will be information regarding State requirements for water/sewer priority service for lower-income housing.

Summary 2025: The City provided the Goleta Water District, Goleta Sanitary District, and Goleta West Sanitary District with a copy of the City's Housing Element 2023-2031 (adopted on January 17, 2023) on January 26, 2023 and the City's amended Housing Element 2023-2031 (adopted on December 5, 2023) on December 11, 2023. In both instances, the transmittals included information regarding State requirements for water/sewer priority service for lower-income housing. No further action was taken in 2025.

3.10 Housing Element Tables

3.10.1 Regional Housing Needs Allocation Tracking

Government Code Section 65400(a)(2)(B) requires the General Plan Progress Report to include a description of the progress in meeting the City's share of regional housing needs, including a description of actions taken by the City towards completion of programs and status of compliance with deadlines in the Housing Element. A series of tables are presented below to document the City's progress towards meeting the regional housing needs allocation through the 2023-2031 reporting period and also to identify important residential housing projects that are unbuilt or pending. Refer to Appendix C of this report for completed housing forms, as adopted by the California Department of Housing and Community Development and required to be completed by Government Code Section 65400(a)(2)(B).

Table 2 below documents the number and type of residential units where construction was completed in 2025. The income group for those units is also provided in the last column. It should be noted that "Above-Moderate" means households earning over 120 percent of the median household income for Santa Barbara County. As part of the City's Inclusionary Housing Program, HE 2.5, above moderate-income is used to describe workforce housing. This category includes households earning 120 to 200 percent of the median household income, but for State reporting requirements and as detailed in the tables below, above-moderate units are all units available to households making more than 120 percent of the median household income.

**TABLE 2
RESIDENTIAL UNITS COMPLETED IN 2025**

Date	Location	Number of Units	Units Type	Income Group
1/2/25	221 Big Sur Dr	1	JADU	1 Very Low
1/6/25	5596 Cathedral Oaks Rd	1	ADU	1 Moderate
1/6/25	213 Old Ranch Dr	1	ADU	1 Very Low
1/7/25	7289 Tuolumne Dr	1	ADU	1 Low
1/7/25	18 San Rossano Dr	1	ADU	1 Very Low
1/15/25	64 Placer Dr	1	JADU	1 Very Low
2/3/25	6156 Covington Way	1	ADU	1 Low
2/12/25	278 Pebble Beach Dr	1	ADU	1 Very Low
2/18/25	6200 Covington Way	1	JADU	1 Low
2/19/25	3 Baker Ln	1	ADU	1 Very Low
3/17/25	667 Wakefield Rd	1	JADU	1 Very Low
4/3/25	590 N Kellogg Ave	1	ADU	1 Above Moderate
4/9/25	6269 Avenida Ganso	1	ADU	1 Very Low

4/21/25	273 Spruce Dr	1	ADU	1 Low
4/29/25	96 St George Pl	1	JADU	1 Very Low
5/5/25	7481 San Bergamo Dr	1	ADU	1 Low
5/20/25	2 Calaveras Ave	1	ADU	1 Very Low
7/1/25	666 Larchmont Pl	1	ADU	1 Very Low
7/29/25	77 Magnolia Ave	1	ADU	1 Very Low
8/4/25	5678 Armitos Ave	1	ADU	1 Very Low
8/11/25	130 Vega Dr	1	ADU	1 Very Low
8/18/25	221 Big Sur Dr	1	ADU	1 Very Low
9/3/25	5620 Marbury Dr.	1	ADU	1 Very Low
9/3/25	6235 Newcastle Ave	1	ADU	1 Low
9/4/25	6414 Camino Viviente	1	ADU	1 Very Low
10/23/25	5595 Cathedral Oaks Rd	1	JADU	1 Very Low
11/26/25	653 Cambridge Dr	1	ADU	1 Low
12/11/25	6148 Coloma Dr	1	ADU	1 Above Moderate
12/18/25	7 San Jano Dr	1	ADU	1 Very Low

Table 3 documents the total number of constructed residential units in 2025 by income group. Of the 29 new residential units constructed in 2025, 2 were in the “Above-Moderate” income group, 1 in the “Moderate” income group, 7 in “Low” income group, and 19 in the “Very Low” income group.

TABLE 3
TOTAL BUILT RESIDENTIAL UNITS BY INCOME GROUP

	Total Units Added	Very Low	Low	Moderate	Above Moderate
2025 Units	29	19	7	1	2

Table 4 compares housing objectives and housing production based on building permit issuance. The housing objectives are based on Goleta’s Regional Housing Needs Allocation (RHNA) adopted by the Santa Barbara County Association of Governments for the 2023-31 planning period. New housing units with building permits issued (rather than receiving certificate of occupancy) since the beginning of the projection period (June 30, 2022) are credited towards the City’s housing need for the planning period. As such, the values for 2025 in Table 4 (building permit issuance) vary from those in Tables 2 and 3 (construction completed).

TABLE 4
HOUSING OBJECTIVES UPDATE (2023-2031)

Income Level	RHNA Allocation	Projection Period (6/30/22-2/14/23)	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Remaining RHNA
Very Low	682	62	7	20	28	-	-	-	-	-	-	117	565
Low	324	6	11	9	98	-	-	-	-	-	-	124	200
Moderate	370	0	0	2	0	-	-	-	-	-	-	2	368
Above Moderate	461	5	3	7	237	-	-	-	-	-	-	252	209
Total	1,837	73	21	38	363	-	-	-	-	-	-	495	1,342

3.10.2 Removal of Constraints for Affordable Housing

During 2023, the City prepared the Housing Element 2023-2031. As part of this process, the City analyzed constraints to housing development. As a result of this analysis, the City identified several changes to the City's regulations. One group of changes identified were changes to parking standards, in Housing Element subprogram HE 2.3(d).

In 2025, the City completed implementation of HE 2.3(d) by clarifying reductions for affordable and senior housing units via Ordinance No. 25-10.

3.10.3 Housing Projects of Interest

In 2023, the City approved the Heritage Ridge residential project. Out of the 332 units approved, 85 will be available to low income households and 17 will be available for very-low income households. Building Permits for this project were issued by the City in 2025.

During 2025, the City was in the process of reviewing several housing projects. These include 56 units at 7400 Cathedral Oaks Road (known as the Shelby Project), 61 units at 449 and 469 Kellogg Way, 46 units at 5955 Calle Real, 16 units at 5638 Hollister Avenue, and 59 units at 7360 Hollister Avenue.

3.10.4 Project Streamlining Pursuant to Government Code Section 65913.4

Government Code Section 65913.4 provides provisions for streamlined processing of certain infill residential projects (see Senate Bill 35 (2017)). In 2025, the City received no applications submitted pursuant to Government Code Section 65913.4(a). In addition, no developments were approved pursuant to Government Code Section 65913.4(c) and no building permits were issued pursuant to Government Code Section 65913.4(c) for either rental or for-sale residential units.

APPENDIX A

General Plan Implementation Actions and Programs Summary 2025

APPENDIX A
GOLETA GENERAL PLAN/COASTAL LAND USE PLAN
IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2025)

No.	Implementation Program / Action: Objective	Implementation Status ¹		
Land Use Element		No Action	Underway/ Ongoing	Complete
LU-IA-1	Preparation & Adoption of New Zoning Code & Map			X
LU-IA-2	Adoption of Sphere of Influence for Goleta		X	
LU-IA-3	Traffic Mitigation Agreements with UCSB, City of Santa Barbara, and County of Santa Barbara		X	
LU-IA-4	Neighborhood Compatibility Ordinance/Program			X
LU-IA-5	Transfer of Development Rights Ordinance/Program	X		
LU-IA-6	South Kellogg Industrial Area Compliance Program		X	
LU-IA-7	Environmental Justice Implementation Tracking		X	
Open Space Element		No Action	Underway/ Ongoing	Complete
OS-IA-1	Preparation and Adoption of New Zoning Code			X
OS-IA-2	AB 1600 Fee Study for Park, Recreation, and Open Space Facilities		X	
OS-IA-3	Feasibility Study for Open Space District/Acquisition Methods	X		
OS-IA-4	Implementation of the Parks, Facilities and Playgrounds Master Plan		X	
OS-IA-5	Preparation of Individual Park Development and/or Management Plans		X	
Conservation Element		No Action	Underway/ Ongoing	Complete
CE-IA-1	Preparation of New Zoning Code			X
CE-IA-2	Update of the CEQA Thresholds Manual	X		
CE-IA-3	Implementation of a Creek and Watershed Management Plan		X	
CE-IA-4	Preparation of a Tree Protection Ordinance	X		
CE-IA-5	Preparation of a Greenhouse Gas Reduction Plan			X
Safety Element		No Action	Underway/ Ongoing	Complete
SE-IA-1	New Zoning Code			X
SE-IA-2	San Jose Creek Flood Control Project		X	
SE-IA-3	Annual Safety Audits of Oil and Gas Facilities		X	
SE-IA-4	Emergency Operations and Hazard Mitigation Plans			X
SE-IA-5	International Fire Code Council Urban Interface Code		X	
SE-IA-6	Climate Action and Adaptation Plan	X		
SE-IA-7	Climate Hazards Assessment Ordinance	X		
Visual & Historic Resources Element		No Action	Underway/ Ongoing	Complete
VH-IA-1	Preparation and Adoption of New Zoning Code			X
VH-IA-2	Preparation and Adoption of Design Guidelines	X		
VH-IA-3	Preparation and Adoption of Story Pole/Visual Simulation Procedures	X		
VH-IA-4	Creation of a Historic Preservation Board or Committee			X
Transportation Element		No Action	Underway/ Ongoing	Complete
TE-IA-1	Traffic Impact Fee Program		X	
TE-IA-2	Capital Improvements Program and Budget		X	
TE-IA-3	Street Design Standards			X

APPENDIX A
GOLETA GENERAL PLAN/COASTAL LAND USE PLAN
IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2025)

No.	Implementation Program / Action: Objective	Implementation Status ¹		
TE-IA-4	Neighborhood Traffic Management Program	X		
TE-IA-5	Parking In-Lieu Fee Program for Old Town	X		
TE-IA-6	Bicycle Transportation Plan		X	
TE-IA-7	Update of the CEQA Thresholds Manual			X
Public Facilities Element		No Action	Underway/ Ongoing	Complete
PF-IA-1	Preparation of AB 1600 Study and Impact Fee Program		X	
PF-IA-2	Capital Improvements Program and Budget		X	
Noise Element		No Action	Underway/ Ongoing	Complete
NE-IA-1	Adoption of New Noise Ordinance			X
NE-IA-2	Design Criteria			X
NE-IA-3	Noise Enforcement Program		X	
Housing Element		No Action	Underway/ Ongoing	Complete
HE 1.1	Code Compliance		X	
HE 1.2	Housing Rehabilitation		X	
HE 1.3	Monitor & Preserve Assisted Affordable Units		X	
HE 1.4	Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership		X	
HE 1.5	Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use		X	
HE 1.6	Assist in the Effective Use of Available Rental Assistance Programs		X	
HE 1.7	Monitor and Address Impact of Short-Term Vacation Rentals on Existing Housing Stock		X	
HE 1.8	Research Impact of Underused Housing Stock		X	
HE 2.1	Encourage a Diverse Range of New Housing		X	
HE 2.2	Linkage of Housing and Jobs		X	
HE 2.3	Housing Design Principles for Multiple-Unit and Affordable Housing		X	
HE 2.4	Facilitate Affordable Housing Development		X	
HE 2.5	Inclusionary Housing		X	
HE 2.6	Encourage Accessory Dwelling Units		X	
HE 2.7	Funding for Affordable Housing		X	
HE 3.1	Affirmatively Further Fair Housing Opportunities		X	
HE 3.2	Facilitate the Provision of Housing for Persons with Special Needs		X	
HE 3.3	Encourage Cooperative and Similar Collaborative Housing Development		X	
HE 4.1	Rehabilitation and Energy Loan Programs		X	
HE 4.2	Resource Conservation in Existing and New Residential Development		X	
HE 4.3	Use of Renewable Energy Sources		X	
HE 4.4	Transit-Oriented Development		X	
HE 5.1	Monitor Progress Toward Housing Objectives and Refine Programs to Reflect Changing Circumstances and Better Achieve City Goals		X	
HE 5.2	Community and Regional Collaboration		X	

APPENDIX A
GOLETA GENERAL PLAN/COASTAL LAND USE PLAN
IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2025)

No.	Implementation Program / Action: Objective	Implementation Status ¹
¹ The implementation tracking status is intended to provide a summary of the status of a particular action or program. This tracking table does not reflect related advances in implementation actions/programs nor does it reflect the fact that some items will continually be “in progress” as they are related to ongoing City practices. Refer to the Section 3 of this Report for a more detailed description of implementation progress.		

APPENDIX B

Planning Commission and City Council Resolution

THIS PAGE IS TO BE REPLACED WITH SIGNED
PLANNING COMMISSION RESOLUTION BEFORE
TRANSMISSION TO STATE

THIS PAGE IS TO BE REPLACED WITH SIGNED
CITY COUNCIL RESOLUTION BEFORE TRANSMISSION TO STATE

APPENDIX C

Department of Housing and Community Development Tables

Jurisdiction	Goleta
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 02/15/2020 - 02/15/2025

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes				
		1			2	3	4										5		6	7	8	9	10	11	12	13	14		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	Tenure R=Renters O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7?	Did the housing development seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below								0	1	0	0	0	0	0	0	0	0	25	32	23	0								
077-122-001	077-122-001	7095 Del Norte Dr	ADU Permit	25-0001-ADU	ADU	R	1/30/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial	Based on expected rent.	
077-111-014	077-111-014	7126 Del Norte Dr	ADU Permit	25-0002-ADU	ADU	O	2/20/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	Affordability and Ownership	
077-391-024	077-391-024	7380 Belluno Dr	ADU Permit	25-0004-ADU	ADU	O	3/19/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	Affordability and Ownership	
077-460-018	077-460-018	616 Carlo Dr	ADU Permit	25-0003-ADU	ADU	O	3/23/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	Affordability and Ownership	
077-343-005	077-343-005	664 Edgewood Dr	ADU Permit	25-0005-ADU	ADU	O	5/30/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	Affordability and Ownership	
077-141-053	077-141-053	5 Violet Ln	SFD	25-0011-LUP	SFD	O	8/31/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial		
077-283-022	077-283-022	515 Amherst Dr	ADU Permit	25-0007-ADU	ADU	O	9/11/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	Affordability and Ownership	
071-270-018	071-270-018	5350 Hollister Ave F	Office Conversion	25-0003-CUP	SFA	R	10/22/2025											1	1	1		NONE	No	No	N/A	Pending	Discretionary		
071-270-017	071-270-017	5350 Hollister Ave G	Office Conversion	24-0004-CUP	SFA	R	10/22/2025											1	1	1		NONE	No	No	N/A	Pending	Discretionary		
077-383-012	077-383-012	7283 Bassano Dr	ADU Permit	25-0008-ADU	ADU	O	11/25/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial	Affordability and Ownership	
077-102-008	077-102-008	7211 Del Norte Dr	ADU Permit	25-0009-ADU	ADU	O	11/25/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial	Affordability and Ownership	
073-200-014	073-200-014	459 Linfield Pl	ADU Permit	25-0010-ADU	ADU	O	12/24/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial	Affordability and Ownership	
071-022-019	071-022-019	55 Magnolia Ave A	ADU BP	25-B-0021	ADU	R	1/17/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	Based on HCD 2025 affor	
077-122-006	077-122-006	7071 Del Norte Dr	ADU BP	25-B-0061	ADU	O	2/3/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial		
079-423-009	079-423-009	232 Coronado Dr Unit 2	ADU BP	25-B-0057	ADU	R	2/14/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial	Based on HCD 2025 affor	
079-363-007	079-363-007	96 St. George Pl Unit 3	ADU BP	25-B-0080	ADU	O	2/25/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial		
079-484-002	079-484-002	167 Salisbury Ave Unit 3	ADU BP	25-B-0083	ADU	R	3/3/2025								1				2	2		NONE	No	No	N/A	Approved	Ministerial	1 ADU and 1 JAUD, ADU	
077-092-005	077-092-005	79 Placer Dr	ADU BP	25-B-0115	ADU	O	3/21/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial		
079-384-006	079-384-006	7505 Sea Gul Dr	ADU BP	25-B-0191	ADU	O	5/20/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial		
077-231-004	077-231-004	67 Newcastle Cir Unit 2	ADU BP	25-B-0242	ADU	R	7/8/2025								1					1		NONE	No	No	N/A	Approved	Ministerial	Based on HCD 2025 affor	
077-243-002	077-243-002	6187 Verdura Ave	ADU BP	25-B-0283	ADU	R	8/6/2025									1				1		NONE	No	No	N/A	Approved	Ministerial	Based on HCD 2025 affor	
077-283-022	077-283-022	6102 Barrington Dr	ADU BP	25-B-0334	ADU	O	10/8/2025			1										1	1		NONE	No	No	N/A	Approved	Ministerial	For family (\$0 rent)
069-090-052	069-090-052	588 North Fairview Ave	Fairview Gardens Master CUP	25-0001-CUP	SH	R	7/31/2025											9	9			NONE	No	No	N/A	Pending	Discretionary	Farmworker housing units	

Jurisdiction	Goleta	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	02/15/2023 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-02/14/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	10	-	-	-	-	-	-	10	-
Extremely Low	Deed Restricted	-	-	1	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	6	19	-	-	-	-	-	-	-	26	-
Very Low	Deed Restricted	682	-	-	-	17	-	-	-	-	-	-	117	565
	Non-Deed Restricted	62	-	-	1	1	-	-	-	-	-	-	-	-
Low	Deed Restricted	324	-	-	-	85	-	-	-	-	-	-	124	200
	Non-Deed Restricted	6	11	9	13	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	370	-	-	-	-	-	-	-	-	-	-	2	368
	Non-Deed Restricted	-	-	-	2	-	-	-	-	-	-	-	-	-
Above Moderate		461	5	3	7	237	-	-	-	-	-	-	252	209
Total RHNA		1,837												
Total Units			73	21	38	363	-	-	-	-	-	-	495	1,342

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Goleta						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
HE 1.1 Code Compliance		2/15/2031	6th Cycle	Continuous	The City's Code Compliance Division responds to complaints and continues to work with property owners, property tenants, and business owners to maintain compliance with all applicable zoning and building standards requirements during the 2025 time period. The Code Compliance Division has two full-time Code Compliance Officers and one part-time Office Specialist. The Code Compliance Division has focused on investigating and seeking voluntary compliance in situations that involve building, environmental, nuisance, and zoning violations; however, the issuance of citations and other measures occur when voluntary compliance is not achieved after warnings have been given.	Other		None. Each 6th Cycle APR posted on the City website here: https://www.cityofgoleta.org/your-city/planning-and-environmental-review/general-plan/general-plan-annual-progress-report . The 2025 APR to be posted by April 1, 2026.
HE 1.1 Code Compliance	Code Compliance Division initiates investigations twice a year	2/15/2031	6th Cycle	Not Yet Started	See above.	Other		NA
HE 1.2 Housing Rehabilitation	Throughout the planning period in concert with non-profit planned dedicated services	2/15/2031	6th Cycle	Continuous	In 2025, the City continued to publicize Habitat for Humanity of Southern Santa Barbara County's A Brush With Kindness home-repair program for low-income homeowners within the City and on the South Coast who are unable to maintain their houses without assistance. The City's outreach made the program information available, in English and Spanish, to almost 8,000 people through its email and text alert platform, as well as on Nextdoor, various social media sites, and the City News section of its website. In addition, the City, along with other members of the County HOME/PLHA Consortium, provided PLHA funds to Habitat for Humanity of Southern Santa Barbara County for their home-repair program.	Other		NA

HE 1.2 Housing Rehabilitation	Annually seek additional funding and identify potential partnerships	2/15/2031	6th Cycle	Continuous	See above.	Other		NA
HE 1.3 Monitor & Preserve Assisted Affordable Units	Monitor at-risk units annually (a)	2/15/2031	6th Cycle	Continuous	Currently, there are 25 affordable housing projects in the City of Goleta, which make up a total of 588 units with recorded affordability covenants for very low- to above moderate-income households. Of those 588 units, 120 units are part of 7 homeownership projects, and 468 units are part of 18 multifamily rental projects. An additional project has 10 rental units, which have deed restrictions that only become effective if the units are converted to condominiums. No units were added or removed from the inventory in 2025, and no units are at risk of conversion to market rate until 2029.	Other	1	See Appendix E of the 2025 APR for a map of monitored BMR units.
HE 1.3 Monitor & Preserve Assisted Affordable Units	Provide project-specific assistance on a case-by-case basis (b, d)	2/15/2031	6th Cycle	Continuous	See above. No assisted rental units are at risk of conversion to market rate until 2029.	Other		NA
HE 1.3 Monitor & Preserve Assisted Affordable Units	Comply with Coastal Zone requirements throughout the planning period (c)	2/15/2031	6th Cycle	Continuous	No low- or moderate-income housing units were demolished or converted within the Coastal Zone in 2025. No housing projects were approved in the Coastal Zone in 2025.	Other		NA
HE 1.4 Preserve Mobile Home Parks and Facilitate MHP Ownership	Discourage the closure and/or conversion of mobile home parks to other use throughout the planning period (a)	2/15/2031	6th Cycle	Continuous	There were no Mobile Home Park closures in 2025, nor were there any applications for the conversion of mobile home parks, which would require an amendment to the General Plan Land Use Map.	Units	647	https://www.cityofgoleta.org/home/showpubli sheddocument/32053/638888568382870000
HE 1.4 Preserve Mobile Home Parks and Facilitate MHP Ownership	At the time of every conversion during the planning period (b)	2/15/2031	6th Cycle	Continuous	There were no Mobile Home Park closures in 2025, nor were there any applications for the conversion of mobile home parks, which would require an amendment to the General Plan Land Use Map. The last approval by the City for a conversion occurred in 2009 (Resolution No. 09-12) allowing the single-parcel mobile home park (Rancho Estates Mobile Home Park) to be converted to multi-parcel condominium mobile home park. The conversion of Rancho Estates Mobile Home Park to condominiums occurred in May 2023, and the City, as a party to the associated Development Agreement, ensured that the park owner and park residents fulfilled their rights and responsibilities thereunder. The Development Agreement was fully implemented in fall 2025.	Other	1	https://ecode360.com/GO4931/document/753040503.pdf

HE 1.4 Preserve Mobile Home Parks and Facilitate MHP Ownership	Consider actions annually, conversion information posted on City website by December 2023 and updated annually (c)	2/15/2031	6th Cycle	Continuous	Under Chapter 8.17 of the City's Municipal Code, the City is able to regulate mobile home park closures and changes of use. No consideration of assessment districts or other financial assistance to support mobile home ownership were considered in 2025. On April 21, 2020, City Council authorized, via Resolution No. 20-22, the execution and recordation of a Final Map for the site generally known as the Rancho Estates Mobile Home Park at 7465 Hollister Avenue for the purposes of converting the existing 17.84-acre rental mobile home park to a resident-owned mobile home park. A Development Agreement between the Rancho Estates Mobile Home Park owner and the City, granted tenants of the Park the opportunity to purchase their lots and obtain the benefits and assurances of land ownership required.	Other	1	https://ecode360.com/GO4931/document/753042811.pdf , https://ecode360.com/44351283 , https://www.cityofgoleta.org/your-city/planning-and-environmental-review/affordable-housing-implementation
HE 1.4 Preserve Mobile Home Parks and Facilitate MHP Ownership	Reduced impact fees throughout the planning period (d)	2/15/2031	6th Cycle	Continuous	The City undertook an extensive Nexus Study in 2018 that lead to the adoption of new development impact fees in 2019. As part of these fees, mobile homes are required to pay less in impact fees than other single family detached homes.	Other	1	https://www.cityofgoleta.org/home/showpubli sheddocument/26595/637866669233770000 https://www.cityofgoleta.org/home/showpubli sheddocument/32103/638906094747270000
HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use	Deny conversions throughout the planning period (a)	2/15/2031	6th Cycle	Continuous	No applications for condominium conversion of rental residential units to ownership were submitted to the City in 2025	Other		NA
HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use	Title 17 amendment in December 2024 (b)	12/31/2024	6th Cycle	Completed	On December 3, 2024, the City Council adopted Ordinance No. 24-05. As part of this ordinance, the City updated regulations related to conversion of residential units. Updates included stronger protections for conforming residential units proposed for conversion to non-residential units and updated to better reflect changes in State law related to conversion of housing units. This ordinance also created a unique chapter (17.41) of the GMC dedicated to "Replacement of Lost Dwelling Units." No further action was taken in 2025.	Other	1	https://ecode360.com/GO4931/document/753109192.pdf , https://ecode360.com/45826421

HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs	Facilitate full use of available rental assistance programs throughout the planning period.	2/15/2031	6th Cycle	Continuous	<p>The City's Neighborhood Services Department staff regularly meet with representatives from the HASBARCO on new programs and developments.</p> <p>The City contracts with the Rental Housing Mediation Program that responds to all tenant inquiries regarding rental landlord-tenant issues.</p> <p>Neighborhood Services Department staff also coordinate with the Legal Aid Foundation of Santa Barbara regarding any "source of income" concerns in placing people with Housing Choice Vouchers. Ther LEAP Family Resource Center, located in Goleta, provides robust information and resources to people seeking rental assistance.</p> <p>In addition, for homeless people, the City contracts with City Net, New Beginnings Safe Parking Program, and a new vendor. Partners in Housing.</p>	Other		https://www.cityofgoleta.org/your-city/planning-and-environmental-review/affordable-housing-implementation ; https://www.cityofgoleta.org/your-city/neighborhood-services/homelessness-strategic-plan/services-resources
HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs	Report annually on the use of Section 8 vouchers in the City.	2/15/2031	6th Cycle	Continuous	<p>The Housing Authority of the County of Santa Barbara (HASBARCO), acting on Goleta's behalf and with approval from the U.S. Department of Housing and Urban Development (HUD), continues to assist the City of Goleta with its affordable housing rental stock. As of 2025, HASBARCO provides rental assistance to 279 low-income families within the City as follows: 142 through Section 8 Housing Choice Vouchers; 123 through Section 8 Project-Based Vouchers; 14 through Project-Based Rental Assistance.</p>	Other	1	<p>Each 6th Cycle APR posted on the City website here: https://www.cityofgoleta.org/your-city/planning-and-environmental-review/general-plan/general-plan-annual-progress-report. The 2025 APR to be posted by April 1, 2026.</p>
HE 1.7 Monitor and Address Impact of Short-Term Vacation Rentals on Existing Housing Stock	Report annually to City Council	2/15/2031	6th Cycle	In Progress	STVR information reported to City Council on May 20, 2025. See more information below.	Other	1	https://goleta.legistar.com/LegislationDetail.aspx?ID=7282756&GUID=EF561549-5D72-4846-8377-BA7801F78A22
HE 1.7 Monitor and Address Impact of Short-Term Vacation Rentals on Existing Housing Stock	Post license information on the City website throughout the planning period	2/15/2031	6th Cycle	Continuous	The City maintains a dedicated webpage for STVR license requirements.	Other	1	https://www.cityofgoleta.org/your-city/finance/short-term-vacation-rentals

HE 1.7 Monitor and Address Impact of Short-Term Vacation Rentals on Existing Housing Stock	Consider changes to the City's short-term vacation rental regulations in 2024	12/31/2024	6th Cycle	In Progress	The City entered into a contract with BAE Urban Economics (BAE) in 2024 to assist City Staff with conducting research and analysis on trends in STVR and hotel occupancy and pricing and approaches to STVR and other non-resident use of housing regulations in other communities. BAE compiled their findings in a STVR and Underused Housing Stock Study. The Study was presented to Planning Commission on March 10, 2025 and to City Council on May 20, 2025. City Staff and BAE were instructed by Council to prepare an ordinance to amend the City's STVR regulations. Following Council direction, City staff, along with BAE, conducted interviews with other city government agencies to gather information on municipal codes related to STVRs and mid-term rentals.	Other		https://goleta.legistar.com/LegislationDetail.aspx?ID=7282756&GUID=EF561549-5D72-4846-8377-BA7801F78A22
HE 1.8 Research Impact of Underused Housing Stock	Report to City Council in 2024	12/31/2024	6th Cycle	Completed	On October 1, 2024, the City entered into a contract with BAE to assist City Staff with Housing Element implementation. In 2025, BAE conducted research and analysis on local housing market composition and utilization, and the impacts of visitor spending on induced workforce housing needs. BAE compiled their findings in a STVR and Underused Housing Stock Study. The Study was presented to City Council on May 20, 2025.	Other	1	https://goleta.legistar.com/LegislationDetail.aspx?ID=7282756&GUID=EF561549-5D72-4846-8377-BA7801F78A22
HE 1.8 Research Impact of Underused Housing Stock	Consider changes to the City's regulations, if needed and legally permissible, based on report	2/15/2031	6th Cycle	In Progress	See above.	Other		https://goleta.legistar.com/LegislationDetail.aspx?ID=7282756&GUID=EF561549-5D72-4846-8377-BA7801F78A22

HE 2.1 Encourage a Diverse Range of New Housing	Zoning amendments (a, b, d, e)	2/15/2024	6th Cycle	Completed	The City adopted Title 17 amendments, including updates to the City's Zoning Map and Zoning Overlay Map, to facilitate the Residential Overlay, Development Cap, and RH density requirements within this subprogram on December 19, 2023, via Ordinances No. 23-14, 23-15, 23-16, and 23-17. The City also approved a Title 17 Amendment to increase the allowed residential density in Community Commercial to 20 dwelling units per acre via Ordinance No. 23-17. The City adopted Ordinances No. 23-05, on June 6, 2023, and No. 23-17, on December 19, 2023, to amend Title 17 of the GMC to fully implement Government Code Section 65583.2(h) and (i). The City also adopted changes to the Title 17 residential density standards methodology from applying density to the net lot area to the gross lot area as part of this	Other	1	https://ecode360.com/GO4931/document/753039484.pdf ; https://ecode360.com/GO4931/document/753039483.pdf ; https://ecode360.com/GO4931/document/753039480.pdf ; https://ecode360.com/GO4931/document/753039515.pdf ; https://ecode360.com/GO4931/document/753039519.pdf ; https://ecode360.com/GO4931/document/753109192.pdf
HE 2.1 Encourage a Diverse Range of New Housing	General Plan amendments (a, e)	2/15/2024	6th Cycle	Completed	The City adopted the required land use designation change General Plan Amendments and associated General Plan text amendments to facilitate the Residential Overlay, Development Cap, and RH density requirements within this subprogram on December 5, 2023 via City Council Resolution Nos. 23-65, 23-67, and 23-69. The City approved a General Plan Amendment on December 5, 2023 via Resolution No. 23-69, to increase the allowed residential density in Community Commercial to 20 dwelling units per acre.	Other	1	https://ecode360.com/GO4931/document/753043049.pdf ; https://ecode360.com/GO4931/document/753043052.pdf ; https://ecode360.com/GO4931/document/753043062.pdf

HE 2.1 Encourage a Diverse Range of New Housing	Zoning amendments (g-k)	12/31/2024	6th Cycle	Completed	In June 2023, the City adopted changes to the Title 17 lot coverage methodology, from "net" to "total" lot area via Ordinance No. 23-05. The City adopted an amendment to Title 17 of the GMC on December 19, 2023 via Ordinance No. 23-17, to increase the allowed residential density in Community Commercial to 20 dwelling units per acre. A companion. The City adopted amendments to Title 17 of the GMC on April 16, 2024 via Ordinance No. 24-01, to (1) remove the Major Conditional Use Permit requirements for Old Town Commercial, Community Commercial, and Office and Institutional zoning districts; (2) increase the maximum lot coverage ratio for High-Density Residential (RH) from 40 to 50 percent' and (3) to change development standards for height maximums to 35 feet for RP, RM, and RH districts (in	Other	1	https://ecode360.com/GO4931/document/753039519.pdf ; https://ecode360.com/GO4931/document/753039515.pdf ; https://ecode360.com/GO4931/document/753041730.pdf ; https://ecode360.com/GO4931/document/753041730.pdf
HE 2.1 Encourage a Diverse Range of New Housing	General Plan amendments (g, h, i)	12/31/2024	6th Cycle	Completed	The City approved a General Plan Amendment on December 5, 2023, via Resolution No. 23-69, to increase the allowed residential density in Community Commercial to 20 dwelling units per acre. The City approved a General Plan amendment to the Land Use Element on April 2, 2024 via Resolution No. 24-19, to (1) remove the Major Conditional Use Permit requirement for mixed-use housing in Old Town Commercial and Community Commercial; (2) change development standards for height maximums to 35 feet for RP, RM, and RH land use designations (in the Coastal Zone) and in the OT land use designation; and (3) to increase the maximum lot coverage ratio for High-Density Residential (R-HD) from 40 to 50 percent.	Other	1	https://ecode360.com/GO4931/document/753043062.pdf ; https://ecode360.com/GO4931/document/753043079.pdf
HE 2.1 Encourage a Diverse Range of New Housing	Monitor no net loss throughout the planning period (c)	2/15/2031	6th Cycle	Continuous	The City adopted Ordinance No. 23-05, on June 6, 2023, to include provisions in the City's zoning regulations to implement Government Code Section 65863. In 2025, no approval of development resulted in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households.	Other		https://ecode360.com/GO4931/document/753039519.pdf

HE 2.1 Encourage a Diverse Range of New Housing	Continue to post City development standards and fees on the City website (I)	2/15/2031	6th Cycle	Continuous	The City's development standards and fees were posted on the City's website throughout 2025.	Other	1	https://ecode360.com/44355205 ; https://www.cityofgoleta.org/your-city/finance/fee-schedule
HE 2.2 Linkage of Housing and Jobs	Title 17 amendments by December 2023 (a, c)	12/31/2023	6th Cycle	Completed	In September 2023, the City adopted, via Resolution 23-46, an Affordable Housing Policies and Procedures Manual, which includes a local resident/employee housing preference for affordable units created by the City's housing programs and permit processes. On October 1, 2024, the City entered into a contract with BAE to assist City Staff with Housing Element Implementation. Subprogram HE 2.2(a), related to housing priority for market rate units, was included in the BAE scope of work. In 2025, BAE, with the assistance of the City's Housing Element consultant Veronica Tam and Associates, prepared a memo on potential options to consider that would enable the City to expand the existing local preference program to include housing priority to workers and residents in Goleta. The memo was presented to Planning Commission on	Other	1	https://ecode360.com/GO4931/document/753043056.pdf ; https://goleta.legistar.com/LegislationDetail.aspx?ID=7406634&GUID=AE61AD19-0F3E-49FC-8C27-86D8F6296089 ; https://ecode360.com/GO4931/document/753039519.pdf
HE 2.2 Linkage of Housing and Jobs	Continue to require new non-residential development and proposed expansion or intensification of existing non-residential development to contribute to providing affordable housing within the City throughout the planning period (b)	2/15/2031	6th Cycle	Continuous	In October 2021, the City Council adopted new non-residential development affordable housing impact fees. The impact fees became fully effective in January 2022 and apply to all new developments and all expansion or intensification of existing development throughout the City. No Non-Residential Affordable Housing DIFs were collected by the City in 2025.	Other		NA

HE 2.2 Linkage of Housing and Jobs	Coordinate on Housing Opportunities for Existing and New Employees annually (d)	2/15/2031	6th Cycle	Continuous	The City continues to participate in the Coastal Housing Partnership, which offers services and incentives to member employees related to home buying, mortgage refinancing and rental housing benefits. The City has funded the Housing Trust Fund of Santa Barbara County to support the Countywide Workforce Homebuyer Program (CWHHP) to expand homeownership opportunities for local workforce households earning between 120 - 210% of Area Median Income (AMI) and provide down payment loan assistance to help local employees purchase an entry-level home within the City of Goleta or greater Santa Barbara County. The South Coast Chamber of Commerce is creating an employer-sponsored housing program, which the City will continue to monitor and participate in as it	Other	NA
HE 2.3 Housing Design Principles for Multifamily and Affordable Housing	Design of new multiple-unit and affordable housing must provide stable, safe, and attractive neighborhoods through high-quality architecture, site planning, and amenities that address listed principles throughout the planning period	2/15/2031	6th Cycle	Continuous	Title 17 of the GMC includes general design and parking standards for residential developments and also includes additional specific development standards for mixed-use housing. As part of the standard zoning and design review process for new development, City staff and Design Review Board members ensure project compliance with all applicable standards for good design and neighborhood compatibility. Additionally, on November 15, 2022, the City Council adopted the new objective design standards and procedures, that are now codified in Title 17 of the GMC. These standards consider the design elements identified in this program when projects do not go to the Design Review Board.	Other	https://ecode360.com/44355205

HE 2.3 Housing Design Principles for Multifamily and Affordable Housing	Title 17 amendments (parking standards) (d)	2/1/2025	6th Cycle	Completed	On April 16, 2024, the City adopted changes to Table 17.07.030 of the GMC via Ordinance No. 24-01, to allow shared parking reductions with the approval of a Land Use Permit (as opposed to the previous Major Conditional Use Permit requirement) or an otherwise required discretionary action consistent with subprogram HE 2.3(d). On December 3, 2024, the City adopted Ordinance No. 24-05. Ordinance No. 24-05 reduced Multiple-Unit Development parking requirements for studio and one-bedroom dwelling units consistent with subprogram HE 2.3(d). On December 2, 2025, the City adopted Ordinance No. 25-10. Ordinance No. 25-10 clarified reductions for affordable and senior housing units consistent with subprogram HE 2.3(d).	Other	1	https://ecode360.com/GO4931/document/753041730.pdf ; https://ecode360.com/GO4931/document/753109192.pdf ; https://ecode360.com/GO4931/document/753207919.pdf
HE 2.4 Facilitate Affordable Housing Development	Monitor SDBL annually	2/15/2031	6th Cycle	Continuous	The City continues to monitor changes to State law and updates Title 17 regularly to ensure compliance. On April 16, 2024, the City adopted Ordinance No. 24-01. Included in Ordinance No. 24-01 was an update to the City's density bonus regulations to align with State Density Bonus in Chapter 17.27 of the GMC. The revisions removed the requirement that an applicant provide financial data showing how any incentives granted for a density project are necessary to make the affordable units for the project feasible and instead require the applicant provide "reasonable documentation showing how the incentives or concessions will result in cost reductions for the project." On December 2, 2025, the City adopted Ordinance No. 25-10. Ordinance No. 25-10 included amendments to	Other		https://ecode360.com/GO4931/document/753041730.pdf ; https://ecode360.com/GO4931/document/753207919.pdf

HE 2.4 Facilitate Affordable Housing Development	Throughout the planning period (b-e, h)	2/15/2031	6th Cycle	Continuous	In counter inquiries, planner consultations, and during completeness review, staff provide applicants with information about City housing requirements, as well as potential bonus programs and funding sources. In 2025, the City continued to offer and facilitate Planner Consultations for potential housing projects to provide information and answer any questions raised by potential applicants. During 2025, Planner Consultations for potential housing projects took place for the following locations (1) Proposal for 46 units at 5955 Calle Real (APN 069-110-018). The City provided a consultation letter on June 18, 2025 and (2) Proposal for 5 accessory dwelling units to an existing 4-unit multi-family building at 459 Linfield (APN 073-200-014). The Goleta Zoning Ordinance, adopted on March 3, 2020 via Ordinance No. 20-03 and	Other		NA
HE 2.4 Facilitate Affordable Housing Development	Consider financial-equivalent options (d)	2/28/2025	6th Cycle	In Progress	No programs for land acquisition or land banking were implemented in 2025 as consideration for financial equivalent options for affordable or special needs housing. City staff attended an informational session on community land trusts in September 2025 and will continue researching the topic in future years.	Other		NA
HE 2.4 Facilitate Affordable Housing Development	Revision to the Beneficial Projects Resolution (City Council Resolution No. 22-68) (f)	12/31/2024	6th Cycle	Not Yet Started	During 2025, the City worked on an update the City's traffic model and development impact fees. Consideration of reduction or waiver of development impacts fees will be considered at the conclusion of that effort.	Other		NA

HE 2.4 Facilitate Affordable Housing Development	Affordable design research and possible amendments to Title 17 (g)	2/28/2025	6th Cycle	In Progress	On October 1, 2024, the City entered into a contract with BAE to assist City Staff with Housing Element Implementation. In 2025, BAE and their subconsultant ESA, conducted research and analysis on the concept of affordability-by-design, input from stakeholders involved in housing in the region, and an assessment of the City's housing policies and regulations to determine potential opportunities for improvements. The analysis and findings were compiled into a Development Economics and Affordable-by-Design Report (Report). The Report was presented to the Planning Commission on March 10, 2025, and to City Council on June 17, 2025. The Report included a list of recommendations for the City to consider to further foster affordability in the City. The recommendations fell under these main categories:	Other		https://goleta.legistar.com/LegislationDetail.aspx?ID=7424094&GUID=4CDEEC8B-192D-49A3-8413-B7197892A027
HE 2.4 Facilitate Affordable Housing Development	Priority processing throughout the planning period (h)	2/15/2031	6th Cycle	Continuous	No applications were submitted in 2025 that were for 100% affordable housing projects.	Other		NA
HE 2.5 Inclusionary Housing	Apply inclusionary requirements throughout the planning period	2/15/2031	6th Cycle	Continuous	The City did not impose its Inclusionary Housing requirements on any projects permitted in 2025, as the thresholds/requirements did not apply. In addition, staff routinely advises prospective residential developers of the Inclusionary Housing requirements at the time of initial discussion so the projects can be designed appropriately.	Other		NA
HE 2.5 Inclusionary Housing	Title 17 amendment by December 2024	12/31/2024	6th Cycle	Completed	On April 16, 2024, the City adopted changes to Title 17 via Ordinance No. 24-01. Ordinance No. 24-01 included amendments to the City's inclusionary housing regulations found in Chapter 17.28 of the GMC. These amendments implemented the zoning amendments identified in subprogram HE 2.5(c) to allow the Review of the project Authority (as opposed to only City Council) to determine the appropriateness of alternative compliance with the City's inclusionary housing requirements.	Other	1	https://ecode360.com/GO4931/document/753041730.pdf
HE 2.6 Encourage Accessory Dwelling Units	Incentivize ADUs for low- and moderate-income households by exploring and pursuing a funding program (a)	2/28/2024	6th Cycle	In Progress	City funds for an ADU funding program are limited, but staff has continued researching the possible structuring of an incentive program. City of Goleta staff will continue to look for funding opportunities.	Other		NA

HE 2.6 Encourage Accessory Dwelling Units	Post information on website (b)	10/31/2023	6th Cycle	Completed	In 2023, the City added information about available funding programs for ADU development to the City website and to the public counter area. In December 2024, in compliance with AB 1332 (2023), the City developed a process for preapproving ADU plans for use by City residents and preapproved the design of several sets of plans.	Other	1	https://www.cityofgoleta.org/your-city/planning-and-environmental-review/affordable-housing-implementation , https://www.cityofgoleta.org/your-city/planning-and-environmental-review/preapproved-adu-program
HE 2.6 Encourage Accessory Dwelling Units	Every two years during the planning period with additional incentives provided within 12 months, if warranted (c)	2/15/2031	6th Cycle	Continuous	On December 16, 2025, the City amended ADU and JADU regulations, via Ordinance No. 25-13U (superceded in 2026), to comply with changes in State law (Assembly Bills 462 and 1154 and Senate Bills 9 and 543). Changes to the City's ADU and JADU regulations related to: ADU and JADU Sizes, Quantity of Building Permit Only ADUs, ADU Permitting Process, ADU Processing in the Coastal Zone, Fire Sprinklers, JADU Owner-Occupancy, Disaster-Affected Areas, and Impact Fees. Additional revisions included minor alignments with State ADU law and clarifying clauses and subsection titles, where appropriate. In 2025, the City issued building permits for 26 ADUs and JADUs. This exceeded the City's ADU production assumption in the Housing Element 2023-2031 of 17.25 ADUs per year (see p. 10A-88 of the Housing Element 2023-2031).	Other		See Table B
HE 2.7 Funding for Affordable Housing	Conduct annual audit of Affordable Housing Trust Fund(s) (a)	2/15/2031	6th Cycle	Continuous	As of October 2025, the existing available balance in the Affordable Housing Trust fund was \$1,795,626. There were three expenses committed using the Affordable Housing Trust Fund in 2025: \$25,000 to the Housing Trust Fund of Santa Barbara County, \$300,000 for an adjudicated housing project, and \$1,000,000 for HASBARCO's family and senior below market-rate units of the Heritage Ridge project.	Other		NA
HE 2.7 Funding for Affordable Housing	Projects receiving funding from the Affordable Housing Trust Fund(s) selected on a case-by-case basis throughout the planning period (a)	2/15/2031	6th Cycle	Continuous	See above	Other		NA
HE 2.7 Funding for Affordable Housing	Annual CDBG action plans (b)	2/15/2031	6th Cycle	Continuous	On June 17, 2025, City Council adopted the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan.	Other		https://goleta.granicus.com/DocumentViewer.php?file=goleta_995fbed4-ade9-48d6-bcf2-6e1d49ea25ca.pdf&view=1 ; https://www.cityofgoleta.org/home/showpublicdocument/32195/638924918807430000
HE 2.7 Funding for Affordable Housing	Develop a CDBG 5-year Consolidated Plan in 2025 (c)	12/31/2025	6th Cycle	Completed	On June 17, 2025, City Council adopted the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan.	Other	1	https://goleta.granicus.com/DocumentViewer.php?file=goleta_995fbed4-ade9-48d6-bcf2-6e1d49ea25ca.pdf&view=1 ; https://www.cityofgoleta.org/home/showpublicdocument/32195/638924918807430000

HE 2.7 Funding for Affordable Housing	Comprehensive Affordable Housing Finance Plan in 2024 (c)	12/31/2024	6th Cycle	Not Yet Started	In spring 2025, City Council directed staff to work on higher priority projects in fiscal year 2025-26 and deferred development of a Comprehensive Affordable Housing Finance Plan to a future fiscal year.	Other		NA
HE 2.7 Funding for Affordable Housing	Monitor affordable funding assistance programs annually and ongoing developer assistance (d)	2/15/2031	6th Cycle	Continuous	City staff continues to look for opportunities to assist developers in securing funds for housing where possible. The Affordable Housing/Implementation page on the City website contains links to information on available funding programs such as the state ADU grant program.	Other		NA
HE 3.1 Affirmatively Further Fair Housing Opportunities	Continue to use federal, State, and other locally administered funds to support affordable and special needs housing and explore opportunities to increase funding for affordable housing creation on an annual basis. (a)(1)	2/15/2031	6th Cycle	Continuous	There is increased funding available for housing, but increased costs and interest rates remain a barrier to housing production. The City continues to look for opportunities to assist projects with funding or other forms of assistance, through its own Affordable Housing Trust Fund account and as a member of the County HOME and PLHA Consortium. Staff work closely with HASBARCO and other housing partners, such as the Housing Trust Fund of Santa Barbara County and Habitat for Humanity of Southern Santa Barbara County, to monitor the local housing market and make the best use of available funds.	Other		NA
HE 3.1 Affirmatively Further Fair Housing Opportunities	Support opportunities to reduce barriers to affordable housing development (a)(2)	2/15/2031	6th Cycle	Continuous	See actions described elsewhere, including for Subprogram HE 1.8 and HE 2.1.	Other		NA
HE 3.1 Affirmatively Further Fair Housing Opportunities	Increase access to family-oriented housing (a)(3)	2/15/2031	6th Cycle	Completed	See actions described elsewhere, including for Subprograms HE 2.1 and HE 3.2.	Other		NA
HE 3.1 Affirmatively Further Fair Housing Opportunities	Seek opportunities that expand housing options for vulnerable populations (a)(4)	2/15/2031	6th Cycle	Continuous	The City contributed \$1,000,000 for HASBARCO's family and senior portion of the Heritage Ridge project to support the acquisition of land for the development of deed-restricted affordable housing. The City also waived development impact fees for this portion of the project. Forty-one of the below market rate units at Heritage Ridge are designated for seniors.	Other		NA

HE 3.1 Affirmatively Further Fair Housing Opportunities	Proactively monitor and address loss of existing affordable housing units, particularly in "high opportunity" areas (a)(5)	2/15/2031	6th Cycle	Continuous	Based on draft 2026 HCD data, all housing in the City is in a "Moderate," "High," or "Highest" resource opportunity area. There are no assisted rental units at risk of conversion to market rate in the next few years. However, staff monitors the affordable housing units in the City annually for continued affordability and is preparing an outreach strategy to tenants living in affordable units to attempt to preserve the affordability and protect vulnerable tenants.	Other		NA
HE 3.1 Affirmatively Further Fair Housing Opportunities	Adopt a Tenant Protection Ordinance to formalize local tenant protection standards and protocols (a)(6)	12/31/2024	6th Cycle	Completed	On December 19, 2023, the City adopted an urgency Tenant Protections Ordinance. Amendments to the ordinance were adopted on September 16, 2025, via Ordinance No. 25-06, to add an optional Early Tenant Alert Notice, a required informational handout with notices of termination, expanded anti-tenant harassment provisions, and a relocation assistance payment of two months' rent or \$8,000 (whichever is greater). On November 5, 2025, the City held a lunch and learn event to inform the public of the City's tenant protections.	Other	1	https://ecode360.com/GO4931/document/753039476.pdf ; https://ecode360.com/GO4931/document/753192206.pdf
HE 3.1 Affirmatively Further Fair Housing Opportunities	Continue to pursue implementation of the Homelessness Strategic Plan to address the problem of homelessness in Goleta (b)	2/15/2031	6th Cycle	Continuous	The City continued to implement the Homelessness Strategic Plan in 2025 by focusing on the four main goals: (1) Increasing Access to Critical Services. City staff contracted with City Net for 2 full-time outreach workers. As part of the outreach effort, the City leveraged the County-funded outreach work of several other teams through the new County of Santa Barbara grant funded program (State of California Encampment Relief) for outreach and housing navigation for people in the US 101/Union Pacific Railroad Transit Corridor along the Creeks and Waterways. Continuing in 2025, the City benefited from a countywide State of California Encampment Relief Fund grant to New Beginnings Counseling Center for the purpose of moving people living in their vehicles into permanent housing. The City also	Other		https://www.cityofgoleta.org/your-city/neighborhood-services/homelessness-strategic-plan

HE 3.1 Affirmatively Further Fair Housing Opportunities	Coordinate with other fair housing organizations to make training opportunities available for rental residents to clearly inform this population of their rights and responsibilities, particularly in the area of disabilities (c)(1)	2/15/2031	6th Cycle	Continuous	In 2025, the City of Goleta continued to contract fair housing and mediation services through the City of Santa Barbara's Rental Housing Mediation Program. Serving approximately 125-159 families a year, the program is a confidential service providing support to either landlords or tenants or both through mediation. A key component of the program is Fair Housing Education and Training as part of the mediation efforts. These services are offered in English and Spanish. In addition, the Family Resource Center, operated by LEAP, a Goleta-based nonprofit, provides bilingual and bicultural tenant support on an as-needed basis.	Other		https://santabarbaraca.gov/services/housing-human-services/rental-housing-mediation-program
HE 3.1 Affirmatively Further Fair Housing Opportunities	Continue to contract with the City of Santa Barbara Rental Housing Mediation Program, or other appropriate agency throughout the planning period (c)(2)	2/15/2031	6th Cycle	Continuous	The City of Goleta continued an existing contract with the City of Santa Barbara for the City of Santa Barbara's Rental Housing Mediation Program. This contract extends the relationship with the program until June 30, 2027. Fair Housing support is provided to landlords and tenants through their mediation process.	Other		https://santabarbaraca.gov/services/housing-human-services/rental-housing-mediation-program
HE 3.1 Affirmatively Further Fair Housing Opportunities	Continue to support the provision of housing for persons with disabilities through updates to Title 17 (c)(3)	12/31/2023	6th Cycle	Completed	The City amended subsection 17.63.030(A) of the GMC to remove the Zoning Administrator role from the request for reasonable accommodation procedures and subsection 17.63.040(B)(1) of the GMC to remove factors that can create uncertainty in the processing of requests for reasonable accommodation on June 6, 2023, via Ordinance No. 23-05.	Other	1	https://ecode360.com/GO4931/document/753039519.pdf
HE 3.1 Affirmatively Further Fair Housing Opportunities	Post and update information annually regarding fair housing (c)(4)	2/15/2031	6th Cycle	Continuous	The City maintains a webpage for fair housing information on the City's website at https://www.cityofgoleta.org/your-city/neighborhood-services/fair-housing .	Other	1	https://www.cityofgoleta.org/your-city/neighborhood-services/fair-housing
HE 3.1 Affirmatively Further Fair Housing Opportunities	Conduct a presentation to City Council every two years in collaboration with the Santa Barbara Rental Housing Mediation Program (c)(4)	2/15/2031	6th Cycle	Not Yet Started	On April 2, 2024, the Goleta City Council issued a proclamation for Fair Housing Month recognizing both the ongoing problem of housing discrimination and the positive efforts of the Rental Housing Mediation Program. The City of Goleta receives quarterly updates and annual reporting on the work of the Program. No further action took place in 2025.	Other		NA

HE 3.1 Affirmatively Further Fair Housing Opportunities	Contact all low-income apartment complexes annually to provide education and materials about the program including multi-lingual materials (c)(5)	2/15/2031	6th Cycle	In Progress	On December 1, 2025, the City distributed materials in English and Spanish about Fair Housing rights and the Rental Housing Mediation Program all low-income apartment complexes in Goleta.	Other	1	Email anewkirk@cityofgoleta.gov for additional documentation.
HE 3.1 Affirmatively Further Fair Housing Opportunities	Maintain a Fair Housing City of Goleta website (c)(6)	2/15/2031	6th Cycle	Continuous	Throughout 2025, Neighborhood Services maintained a webpage on the City's website (https://www.cityofgoleta.org/your-city/neighborhood-services/fair-housing) that provides information to residents regarding fair housing services and related complaint response procedures. This web page refers tenants to the Rental Housing Mediation Program and refers lower income residents to the Legal Aid Foundation and agricultural workers to California Rural Legal Assistance.	Other		https://www.cityofgoleta.org/your-city/neighborhood-services/fair-housing
HE 3.1 Affirmatively Further Fair Housing Opportunities	Continue to implement subsection 17.07.040(B) of the GMC to expand the housing supply in single-family zones by allowing for lot splits and duplexes under the parameters of SB 9 (2021) (d)(1)	2/15/2031	6th Cycle	Continuous	On December 2, 2025, the City adopted Ordinance No. 25-10 to amend Title 16 (Subdivisions) and Title 17 (Zoning) of the GMC to, among other things, update the City's SB 9 regulations to reflect changes instituted by SB 450 (2024). The changes provide greater flexibility to develop housing under SB 9. The City received no SB 9 applications in 2025.	Units		https://ecode360.com/GO4931/document/753207919.pdf
HE 3.1 Affirmatively Further Fair Housing Opportunities	Coordinate with HASBARCO about utilizing a mobility counseling program (d)(2)	12/31/2023	6th Cycle	Continuous	While not with HASBARCO, on February 18, 2025, City Council approved a new service agreement with Partners in Housing Solutions for 25 placements of homeless people with private sector landlords. Partners in Housing Solutions provides incentives to landlords, and counseling and support for tenants. All participants experiencing homelessness, receive counseling on a variety of housing options including shared housing.	Other		https://goleta.legistar.com/LegislationDetail.aspx?ID=7037642&GUID=6401773F-2644-4B8D-89CF-ECE8AF86559E
HE 3.1 Affirmatively Further Fair Housing Opportunities	Research and pursue the development of a program to provide low-interest loans/grants to homeowners with household incomes of up to 80% of the AMI to develop ADUs with affordability restrictions(d)(3)	2/28/2024	6th Cycle	In Progress	In 2025, City staff conducted research on available funding sources, as well as information on similar programs implemented in other jurisdictions throughout the State. However, there are insufficient funds available, so no formal action was undertaken in 2025.	Units		NA

HE 3.1 Affirmatively Further Fair Housing Opportunities	Publicize the HASBARCO First-Time Homebuyer Assistance program annually on the City website, newsletters, and through social media (d)(4)	2/15/2031	6th Cycle	Continuous	As a partner and funder of the Housing Trust Fund of Santa Barbara County's Countywide Workforce Homebuyer Program, the City continues to publicize and promote the program to interested residents. The City provides \$25,000 annually to support the program, and information about it is posted on the City's website and is proactively shared with citizens who submit an Affordable Housing Interest List Sign-Up form. Given the recent changes in financial markets and interest rates, the program has slowed in recent years, giving out fewer loans than in the past. However, in 2025, the program renewed available lines of credit, and the City will continue to promote the program through its various outreach methods, including social media.	Households	https://www.cityofgoleta.org/your-city/planning-and-environmental-review/affordable-housing-implementation
HE 3.1 Affirmatively Further Fair Housing Opportunities	Research and pursue a homesharing program (d)(5)	2/15/2031	6th Cycle	Continuous	On February 18, 2025, City Council approved a new service agreement with Partners in Housing Solutions for 25 placements of homeless people with private sector landlords. Partners in Housing Solutions provides incentives to landlords, and counseling and support for tenants. All participants experiencing homelessness, receive counseling on a variety of housing options including shared housing.	Persons	https://goleta.legistar.com/LegislationDetail.aspx?ID=7037642&GUID=6401773F-2644-4B8D-89CF-ECE8AF86559E
HE 3.1 Affirmatively Further Fair Housing Opportunities	Explore alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices (d)(6)	2/15/2031	6th Cycle	Continuous	On December 2, 2025, the City adopted Ordinance No. 25-10 to amend Title 16 (Subdivisions) and Title 17 (Zoning) of the GMC to, among other things, update the City's SB 9 regulations to reflect changes instituted by SB 450 (2024). The changes provide greater flexibility to develop housing under SB 9.	Households	https://ecode360.com/GO4931/document/753207919.pdf

HE 3.1 Affirmatively Further Fair Housing Opportunities	Research and pursue funding opportunities for accessibility improvements at least every other year to make accessibility improvements to homes and community infrastructure (d)(7)	2/15/2031	6th Cycle	Continuous	In the prior three fiscal years, the City dedicated over \$300,000 in CDBG funds towards ADA accessibility improvements at the Goleta Community Center. In addition, the City has devoted additional CDBG funding towards making ADA accessibility improvements at local parks. Finally, along with other members of the County HOME/PLHA Consortium, the City provided PLHA funds to Habitat for Humanity of Southern Santa Barbara County for their home-repair program for low-income homeowners, many of which require ADA improvements or adjustments.	Other		NA
HE 3.1 Affirmatively Further Fair Housing Opportunities	Develop incentives or other strategies to promote housing choices and affordability in all development throughout the City (d)(8)	2/15/2031	6th Cycle	Continuous	No actions taken beyond those identified elsewhere in this report, see specifically HE 2.4(g).	Other		NA
HE 3.1 Affirmatively Further Fair Housing Opportunities	Affirmative Marketing and Regional Registries (d)(9)	2/15/2031	6th Cycle	Continuous	In recognition of the need to affirmatively further fair housing under State programs and federal HUD programs, the City included in the Affordable Housing Policies and Procedures Manual, adopted by City Council in September 2023, a requirement for developers of affordable housing to submit a marketing plan to City staff for review and approval prior to conducting any advertising for the project units. This requirement applies to projects with Inclusionary units, Density Bonus units, and other deed-restricted units under the City's housing programs. If a project were exempt from the requirements, City staff would still encourage the developer to submit a marketing plan and conduct a fair and nondiscriminatory outreach process.	Other		https://www.cityofgoleta.org/home/showpubli sheddocument/29353/638313212555370000
HE 3.1 Affirmatively Further Fair Housing Opportunities	Mid-term evaluation (d)(10)	12/31/2027	6th Cycle	Not Yet Started	Not timely in 2025.	Other		NA

HE 3.1 Affirmatively Further Fair Housing Opportunities	Adopt a Diversity, Equity, and inclusion (DEI) Plan (e)	12/31/2024	6th Cycle	In Progress	On October 3, 2023, City Council approved an agreement with Equity Praxis Group (EPG) as consultants to assist the City in its efforts to develop a comprehensive Diversity, Equity, and Inclusion (DEI) Plan that incorporates key governance focus areas such as: staff recruitment and retention; promotional and career development; training to increase DEI awareness, competencies, and skills; government transparency; procurement and budgeting procedures; land use and capital improvements; boards and commissions; communication and public engagement. In 2025, the project team continued to work on a draft DEI Plan, which is anticipated to be finalized in early 2026.	Other	NA
HE 3.1 Affirmatively Further Fair Housing Opportunities	Continue to focus public Census Tract 003001 (Old Town) (f)	2/15/2031	6th Cycle	Continuous	Several CIP projects within Census Tract 003001 (Old Town) were under construction in 2025. These included multiple CIP projects included within the Project Connect, including the Hollister Avenue Bridge (Project No. 9033) and Ekwill Street & Fowler Road Extensions (Project No. 9002). Other CIP projects under construction included the Jonny D. Wallis Neighborhood Park Phase 2 – Splash Pad (Project No. 9111) and the Improvements to Athletic Field at Goleta Community Center (Project No. 9071). In addition, construction on the San Jose Creek Multipurpose Path Project (Project No. 9006) began on December 15, 2025.	Other	https://ecode360.com/GO4931/document/753200578.pdf

HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs	Facilitate the provision of housing for persons with disabilities and other special needs throughout the planning period	2/15/2031	6th Cycle	Continuous	Title 17 (Zoning) of the GMC includes allowances and specific use standards for SRO Housing. No applications for SRO housing were made in 2025. No applications for Emergency Shelters were made in 2025. Title 17 (Zoning) of the GMC includes allowances and specific use standards for farmworker housing consistent with Health and Safety Code Section 17021.5 and Section 17021.6. In 2025, the City received an application for 9 farmworker housing units as part of a Conditional Use Permit application at Fairview Gardens. The City's development review process encourages the provision of open space amenities as a baseline unless a concession/waiver of the provision of open space and/or amenity is requested by the applicant.	Other		https://ecode360.com/44355205
HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs	Emergency Shelters Title 17 amendments (b)	12/5/2024	6th Cycle	Completed	On April 16, 2024, the City adopted changes to Title 17 via Ordinance No. 24-01, to allow Emergency Shelters as a permitted use in Office and Institutional (OI) zones, as well as amend the definition of emergency shelters to be in compliance with AB 2339. No applications for Emergency Shelters were made in 2025.	Other	1	https://ecode360.com/GO4931/document/753041730.pdf
HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs	Title 17 amendments (Low Barrier Navigation Centers, Transitional and Supportive Housing, Residential Care Facilities, Reasonable Accommodation) (c, d, e, i)	12/31/2023	6th Cycle	Completed	The City adopted Ordinance No. 23-05 on June 6, 2023. Ordinance No. 23-05 did the following: (1) added low barrier navigation center standards into Title 17 in compliance with AB 101; (2) updated the City's supportive housing regulations to ensure compliance with AB 2162; (3) remove the requirement for a Major Conditional Use Permit for large residential care facilities where previously allowed with such an approval and to allow large residential care facilities as an allowed use in General Commercial; and (4) removed the Zoning Administrator role from the request procedures and to subsection 17.63.040(B)(1) of the GMC to remove factors that can create uncertainty in the processing of requests for reasonable accommodation.	Other	1	https://ecode360.com/GO4931/document/753039519.pdf

HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs	Contact special needs housing organizations annually to explore development opportunities (g)	2/15/2031	6th Cycle	Continuous	In 2025, the City continued to work closely with HASBARCO on the Heritage Ridge project, for both seniors and family households. Building Permits for the affordable component of the Heritage Ridge project were issued in November 2025.	Other	NA
HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development	Throughout the planning period	2/15/2031	6th Cycle	Continuous	Title 17 of the GMC contains provisions for the "Group Residential" and "Single Room Occupancy" housing types, which could include clustered dwelling units around a common area and shared kitchen, dining, laundry, daycare, and other facilities. Incentives for on-site day care facilities are also included in Title 17, such as removing day care facilities from any lot coverage calculation otherwise applicable to the site. Further, the City continues to work with developers and nonprofit groups to discuss opportunities for cooperative and collaborative housing when and where permissible and feasible. No cooperative or collaborative housing developments requests were received in 2025.	Other	None
HE 4.1 Rehabilitation and Energy Loan Programs	Annually	2/15/2031	6th Cycle	Continuous	In addition to flyers and informational material provided at outreach events (Lemon Festival, State of the City, etc.) and City Hall, the City continues to use its website, the Monarch Press, and social media to communicate energy efficiency programs and resources to the public. Additionally, the City's "Go Green Goleta" initiative is used to cultivate awareness about the importance of making small changes that can have big impacts. The webpage for the initiative also includes links to Tri-County Regional Energy Network (3C-REN), Southern California Edison (SCE), Southern California Gas Company, Central Coast Community Energy (3CE), and many other sites to help direct the public to additional programs, rebates and opportunities. On November 4, 2025, the City Council received a presentation from 3CE detailing their latest updates.	Other	https://goleta.legistar.com/LegislationDetail.aspx?ID=7686182&GUID=44E1259F-5CA0-414D-B34F-7BDA618D2765 ; https://www.cityofgoleta.org/your-city/planning-and-environmental-review/sustainability/go-green-goleta

HE 4.2 Resource Conservation in Existing and New Residential Development	Promote conservation in existing and new residential development throughout the planning period	2/15/2031	6th Cycle	Continuous	The City uses its website and community newsletter, the Monarch Press, to communicate announcements about available programs to enhance residential energy efficiency through retrofitting and upgrading existing structures. In addition, the City is working collaboratively with 3C-REN and 3CE on promoting incentives and rebates for home energy efficiency upgrades in single and multi-family housing. As a part of 3CE's programs, over \$49,000 in heat pump and battery storage rebates have been distributed in Goleta to support home electrification and energy efficiency upgrades. On February 18, 2025, via Ordinance No. 25-02, the City adopted an Energy Performance Reach Code, making local amendments to the 2022 California Energy Code to improve energy efficiency for new construction of all buildings.	Other	https://ecode360.com/GO4931/document/753132590.pdf ; https://ecode360.com/GO4931/document/753207921.pdf ; https://ecode360.com/GO4931/document/753207923.pdf
HE 4.3 Use of Renewable Energy Sources	Encourage the incorporation of renewable energy sources throughout the planning period	2/15/2031	6th Cycle	Continuous	Within Title 15 (Buildings and Construction) of the GMC, construction standards and regulations are codified, including those that encourage or require integrating renewable energy designs and methods. New development within the City that incorporates renewable energy sources are reviewed to ensure continued protection of solar access and neighboring solar energy systems, or to determine suitable alternatives or measures necessary to mitigate unavoidable impacts.	Other	None

HE 4.4 Transit-Oriented Development	Encourage transit-oriented housing development throughout the planning period	2/15/2031	6th Cycle	Continuous	Title 17 of the GMC includes requirements to support a multi-modal transportation system in the City. These requirements include required long- and short-term bicycle parking for some developments, options for parking reductions where a Transportation Demand Management Program is established, and requirements for separate vehicular and pedestrian systems where possible (in multiple-unit residential developments, pedestrian access must be separate and distinct from driveways). The City's development review process encourages the provision of transit improvements where feasible. In addition, on December 2, 2025, the City adopted Ordinance No. 25-10 to amend Title 17 (Zoning) of the GMC to, among other things, clarify that the use of a bus pass program as a	Other		https://ecode360.com/GO4931/document/753207919.pdf
HE 5.1 Monitor Progress Toward Housing Objectives and Refine Programs	Annual General Plan Progress Reports	Annual	6th Cycle	In Progress	The 2024 General Plan Progress Report was considered by the City's Planning Commission on February 24, 2025, and by the City Council on March 18, 2025. Subsequent to those meetings, the report was submitted to the state on March 19, 2025.	Other	1	https://www.cityofgoleta.org/your-city/planning-and-environmental-review/general-plan/general-plan-annual-progress-report
HE 5.1 Monitor Progress Toward Housing Objectives and Refine Programs	Refinements to policies and programs as appropriate	2/15/2031	6th Cycle	Not Yet Started	Not deemed appropriate as of 2025.	Other		NA
HE 5.1 Monitor Progress Toward Housing Objectives and Refine Programs	Housing Element updates pursuant to State law	2/15/2031	6th Cycle	Not Yet Started	7th cycle updated not started as of 2025.	Other		NA
HE 5.2 Community and Regional Collaboration	Participate in the Santa Barbara County Joint Cities/County Affordable Housing Task Group and the Santa Barbara County Association of Governments (a, e)	2/15/2031	6th Cycle	Continuous	The City continued participation in the Santa Barbara County Association of Governments throughout 2025. No Joint Cities/County Affordable Housing Task Group meetings were held in 2025 but the City will continue to attend when they occur in the future.	Other		NA

HE 5.2 Community and Regional Collaboration	Provide training and digital and physical informational material when appropriate throughout the planning period (b)	2/15/2031	6th Cycle	Continuous	The City contracted with the Santa Barbara Alliance for Community Transformation (SBACT) for coordination of public outreach and awareness on issues regarding the resolution of homelessness. Three times a month, SBACT convened a stakeholder meeting group to advance outreach and housing efforts for people experiencing homelessness. This group includes City staff, elected officials, law enforcement, and outreach organizations. Once a month, SBACT advertised and coordinated a meeting with interested and concerned residents of Goleta on efforts to resolve homelessness for people living in encampments and in vehicles. In 2025, the City worked with Habitat for Humanity of Southern Santa Barbara County to publicize its A Brush With Kindness home-repair program for low-income homeowners in the City limits who are unable to The City's Planning and Environmental Review and Neighborhood Services staff continue to work together to implement the programming within the Housing Element, attend regional planning meetings with the Affordable Housing Task Group, co-sponsor the Coastal Housing Coalition's annual conference, and maintain relationships with non-profit providers (e.g., People's Self-Help Housing, Habitat for Humanity). Additionally, City staff coordinates interdepartmentally on a regular basis to ensure that new residential projects are designed to better support the goals and objectives of the Housing Element and fully comply with all applicable policies. See also above.	Other		https://www.cityofgoleta.org/your-city/neighborhood-services/fair-housing
HE 5.2 Community and Regional Collaboration	Seek opportunities and monitor information throughout the planning period (b, c)	2/15/2031	6th Cycle	Continuous	The City regularly encourages applicants to conduct neighborhood meetings before application submittal and during the review process.	Other		NA
HE 5.2 Community and Regional Collaboration	When applicable, recommend developers host neighborhood meetings (d)	2/15/2031	6th Cycle	Continuous		Other		NA

HE 5.2 Community and Regional Collaboration	Monitor legislation and provide input when appropriate throughout the planning period (e)	2/15/2031	6th Cycle	Continuous	The City of Goleta continued to be an active participant in the development and passing of State housing laws. Working with the City's legislative advocate and Cal Cities (formerly the League of California Cities), the City wrote and sent several comment letters pertaining to housing bills that would affect the City's housing goals. Cal Cities is an association of California city officials who work together to enhance their knowledge and skills, exchange information, and combine resources so that they may influence housing policy and decisions that affect cities. The City supported a total of three bills and opposed one bill related to housing. The City supported a bill that streamlined the housing and infrastructure efforts by improving Housing Element reporting, a bill that funded affordable housing, and a bill that expanded CEQA.	Other		https://goleta.legistar.com/LegislationDetail.aspx?ID=7771249&GUID=E1939850-FAC7-4F60-A3DB-D217405EE456
HE 5.2 Community and Regional Collaboration	Annual consultation, outreach at least annually regarding water conservation efforts and opportunities, re-evaluation in 2027 (f)	12/31/2027	6th Cycle	Continuous	On December 10, 2024, the Goleta Water District Board of Directors adopted a resolution for the allocation of potable water for new or additional service connections of up to 154.7 acre-feet in 2025.	Other		NA
HE 5.2 Community and Regional Collaboration	Upon adoption of the Housing Element in 2023 (g);	12/31/2023	6th Cycle	Completed	The City provided the Goleta Water District, Goleta Sanitary District, and Goleta West Sanitary District with a copy of the City's Housing Element 2023-2031 (adopted on January 17, 2023) on January 26, 2023 and the City's amended Housing Element 2023-2031 (adopted on December 5, 2023) on December 11, 2023. In both instances, the transmittals included information regarding State requirements for water/sewer priority service for lower-income housing.	Other	1	Email anewkirk@cityofgoleta.gov for additional documentation.
HE 5.2 Community and Regional Collaboration	Enhanced regional and community collaboration throughout the planning period	2/15/2031	6th Cycle	Continuous	See responses above.	Other		NA

Jurisdiction	Goleta		
Reporting Period	2025	(Jan. 1 - Dec. 31)	
Period	6th Cycle	02/15/2023 - 02/15/2031	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Goleta	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	02/15/2023 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			TOTAL UNITS ⁺	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here :
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

[illegible]

Jurisdiction	Goleta	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	02/15/2023 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	Yes
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	No ordinance, but local preference in City's Affordable Housing Policies & Procedures Manual: https://www.cityofgoleta.org/home/showpublisheddocument/29353/638313212555370000 . See Section III.E.
Notes	Subprogram HE 2.2(a), provides for housing priority for Goleta residents and employees. No local ordinances has been adopted as of December 31, 2025.

Jurisdiction	Goleta
Reporting Year	2025 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ 150,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Initiation	\$2,890.00	\$2,890.00	Completed	None	
Data Gathering and Review	\$9,912.00	\$9,912.50	Completed	None	
Public Outreach	\$30,094.00	\$30,093.75	Completed	Other	City General Fund
Objective Design Standards	\$83,213.00	\$83,212.50	Completed	None	
Public Review and Implementation	\$17,321.00	\$17,320.50	Completed	None	
Housing Element Rezone Study Sessions	\$6,570.00	\$6,540.00	Completed	REAP	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		6
Total Units		7

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	10
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	17
	Non-Deed Restricted	1
Low	Deed Restricted	85
	Non-Deed Restricted	13
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		237
Total Units		363

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	1
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	18
Low	Deed Restricted	0
	Non-Deed Restricted	7
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		2
Total Units		29

APPENDIX D

Housing Successor Annual Report Regarding the Low and Moderate Income Housing
Asset Fund for Fiscal Year 2024-2025 Pursuant to California Health and Safety Code
Section 34176.1(f) for the City of Goleta

**HOUSING SUCCESSOR ANNUAL REPORT
REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2024-25
PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(F)
FOR THE
CITY OF GOLETA**

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of December 18, 2025. This Report sets forth certain details of the City of Goleta (Housing Successor) activities during Fiscal Year 2024-25 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information made available for the Comprehensive Annual Financial Report for Fiscal Year 2024-25 (Fiscal Year) prepared for the City (Audit), which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. Amount Deposited into LMIHAF: This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- II. Ending Balance of LMIHAF: This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.
- III. Description of Expenditures from LMIHAF: This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.
- IV. Statutory Value of Assets Owned by Housing Successor: This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

- V. Description of Transfers: This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VI. Project Descriptions: This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VII. Status of Compliance with Section 33334.16: This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.
- VIII. Description of Outstanding Obligations under Section 33413: This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.
- IX. Income Test: This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five-year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met.
- X. Senior Housing Test: This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is January 1, 2004 to January 1, 2014.
- XI. Excess Surplus Test: This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

This Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the City's website www.cityofgoleta.org.

I. AMOUNT DEPOSITED INTO LMIHAF

A total of \$0 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, a total of \$0 was held for items listed on the ROPS.

II. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$0, of which \$0 is held for items listed on the ROPS.

III. DESCRIPTION OF EXPENDITURES FROM LMIHAF

The following is a description of expenditures from the LMIHAF by category:

	Fiscal Year
Monitoring & Administration Expenditures	\$0
Homeless Prevention and Rapid Rehousing Services Expenditures	\$0
Housing Development Expenditures	\$0
➤ Expenditures on Low Income Units	
➤ Expenditures on Very-Low Income Units	
➤ Expenditures on Extremely-Low Income Units	
➤ Total Housing Development Expenditures	
Total LMIHAF Expenditures in Fiscal Year	\$0

IV. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF

Under the Dissolution Law and for purposes of this Report, the "statutory value of real property" means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The Successor Agency does have an interest in the real estate property located at 5571 Armitos Avenue in Goleta as a result of a 55-year forgivable loan agreement executed on October 5, 2010 for \$200,000. However, so long as the conditions of the loan are met for providing housing to very-low income developmentally disabled persons, 1/55th of the loan is forgiven each year.

The following provides the statutory value of assets owned by the Housing Successor.

	As of End of Fiscal Year
Statutory Value of Real Property Owned by Housing Authority	\$0
Value of Loans and Grants Receivable	\$152,727.27
Total Value of Housing Successor Assets	\$152,727.27

V. DESCRIPTION OF TRANSFERS

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

VI. PROJECT DESCRIPTIONS

The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS.

VII. STATUS OF COMPLIANCE WITH SECTION 33334.16

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report presents a status update on the project related to such real property.

With respect to interests in real property acquired by the former redevelopment agency *prior* to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former redevelopment agency now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset.

In furtherance thereof, the Housing Successor does not have any real property but does have an interest in the real estate property located at 5571 Armitos Avenue in Goleta as a result of a 55-year forgivable loan agreement executed on October 5, 2010 for \$200,000. The following provides a status update on the interest in real property or properties housing asset(s) that were acquired prior to February 1, 2012 and compliance with five-year period:

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
5571 Armitos Avenue	10/5/2010	10/5/2011	Initiated in 2010 and Certificate of Occupancy issued 8/1/2011

VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: According to the Amended Five Year Implementation Plan (2008-09 through 2012-13) for the former redevelopment agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website at <https://www.cityofgoleta.org/your-city/neighborhood-services/dissolved-former-redevelopment-agency>.

Inclusionary/Production Housing. According to the Amended Five Year Implementation Plan (2008-09 through 2012-13) for the former redevelopment agency, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website at <https://www.cityofgoleta.org/your-city/neighborhood-services/dissolved-former-redevelopment-agency>. All LMIHAF monies were remitted to the County Auditor Controller per the Demand for Payment Pursuant to Health and Safety Code Sec. 34183.5(b)(2)(A) and the Due Diligence Review of the LMIHAF pursuant to AB 1484. No LMIHAF assets were to be retained by the City of Goleta serving as the Goleta RDA Successor Agency.

IX. EXTREMELY-LOW INCOME TEST

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement. This information was not required to be reported until 2019 for the 2014 – 2019 period. All LMIHAF monies were remitted to the County Auditor Controller per the Demand for Payment Pursuant to Health and Safety Code Sec. 34183.5(b)(2)(A) and the Due Diligence Review of the LMIHAF pursuant to AB 1484. No LMIHAF assets were to be retained by the City of Goleta serving as the Goleta RDA Successor Agency.

X. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units

until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

All LMIHAF monies were remitted to the County Auditor Controller per the Demand for Payment Pursuant to Health and Safety Code Sec. 34183.5(b)(2)(A) and the Due Diligence Review of the LMIHAF pursuant to AB 1484. No LMIHAF assets were to be retained by the City of Goleta serving as the Goleta RDA Successor Agency.

The following provides the Housing Successor's Senior Housing Test for the 10-year period of January 1, 2004 to January 1, 2014:

Senior Housing Test	1/1/04 to 1/1/14
# of Assisted Senior Rental Units	0
# of Total Assisted Rental Units	34
Senior Housing Percentage	0%

XI. EXCESS SURPLUS TEST

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater.

The LMIHAF does not have an Excess Surplus. All LMIHAF monies were remitted to the County Auditor Controller per the Demand for Payment Pursuant to Health and Safety Code Sec. 34183.5(b)(2)(A) and the Due Diligence Review of the LMIHAF pursuant to AB 1484. No LMIHAF assets were to be retained by the City of Goleta serving as the Goleta RDA Successor Agency.

APPENDIX E

Goleta Affordable Housing Map

ATTACHMENT 2

Notice of Exemption

NOTICE OF EXEMPTION (NOE)

To: ☒ Office of Land Use and Climate Innovation
Via <https://cegasubmit.lci.ca.gov/>

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

☒ Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101



Subject: Filing of Notice of Exemption

Project Title: General Plan / Coastal Land Use Plan 2025 Progress Report

Project Applicant: City of Goleta

Project Location (Address and APN): Citywide

Description of Nature, Purpose and Beneficiaries of Project:

Government Code Section 65400 requires the City to prepare a report annually regarding the status of the City's General Plan / Coastal Land Use Plan (General Plan) and provide the annual report to the Governor's Office of Land Use and Climate Innovation (LCI) and the California Department of Housing and Community Development (HCD).

The General Plan 2025 Progress Report is organized into three sections with five appendices. A summary of the Progress Report is provided below.

Section 1, Introduction, summarizes the report purpose, the content of the General Plan, lists important dates, and identifies the location of the implementation actions and programs. The introduction also provides an overview of the General Plan Guidelines, as provided by the LCI, and the degree to which the City's General Plan complies with them. Section 2, General Plan Amendment Status, reviews the content and status of General Plan Amendments, including applicant-initiated requests. Adopted amendments and initiated amendments that are in progress are identified. Section 3, General Plan Implementation Progress, identifies the progress the City has made toward implementing the actions and programs of the General Plan during the reporting period. The Regional Housing Needs Allocation status update is provided in Section 3.10: Housing Element Tables.

Appendix A is a summary table tracking all General Plan Implementation Actions. Appendix B includes the signed Planning Commission recommendation resolution and the City Council Report approval resolution. Appendix C is a copy of the online annual housing survey that City staff will submit to HCD. Appendix D is the Housing Successor Annual Report Regarding the Low- and Moderate-Income Housing Asset Trust Fund (LMIHAF) for Fiscal Year 2024-25. Appendix E is an informational map denoting affordable housing units located within the City in 2025.

Name of Public Agency Approving the Project: City of Goleta

Name of Person or Agency Carrying Out the Project: City of Goleta

Exempt Status: *(check one)*

NOTICE OF EXEMPTION (NOE)

- ☐ Ministerial (Sec. 15268)
- ☐ Declared Emergency (Sec. 15269 (a))
- ☐ Emergency Project (Sec. 15269 (b) (c))
- ☐ Categorical Exemption: (Insert Type(s) and Section Number(s))
- ☐ Statutory Exemption: (Insert Type(s) and Section Number(s))
- ☒ Other: CEQA Guidelines, Sec. 15060(c)(3);15378(b)(5); 15061(b)(3)

Reason(s) why the project is exempt:

This General Plan 2025 Progress Report is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because the activity is not a project as defined in Section 15378(b)(5) as an organizational or administrative activity by government that will not result in direct or indirect physical changes in the environment. The General Plan 2025 Progress Report is also exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines because the activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

City of Goleta Contact Person:

Peter Imhof

Director, Planning & Environmental Review

Date

ATTACHMENT 3

Staff Presentation

General Plan / Coastal Land Use Plan 2025 Progress Report

February 9, 2026
Planning Commission

Presentation by:
Anne Wells, Advance Planning Manager
Andy Newkirk, Supervising Planner
Molly Cunningham, Assistant Planner



General Plan Annual Progress Report

- Annual Reports Required by State Law
- Purpose of the Report
 - Provide status update for General Plan
 - Describe implementation progress
 - Document progress on Regional Housing Needs Allocation (RHNA)
 - Report types of housing units permitted in 2025



General Plan Amendments

- Adopted
 - Los Carneros Business Park (Calle Real) Land Use Change
 - General Plan Amendments to Implement State Law Requirements
- Initiated
 - Goleta Business Park (Pine Ave) Land Use Change
 - 33 South La Patera Lane Land Use Change



General Plan Amendments

- Pending
 - 30 South La Patera Land Use Change
 - Amendment to All Elements to Attain a Certified Local Coastal Program
 - Kenwood Village
 - Streamside Protection Area Conservation Element Amendments
 - Unaddressed Parcel on Viajero Road Land Use Change



OPEN SPACE ELEMENT

OS-IA-5 Preparation of Individual Park Development and/or Management Plans

- Phase 1 of the Stow Grove Park Improvement Project
- Ellwood Mesa Butterfly Grove Community Volunteer Days



HOUSING ELEMENT

- HE 3.1(f) Infrastructure Improvements (focus on Old Town)
 - Project Connect
 - San Jose Creek Multipurpose Path Project



New Units Tracking

- Total Residential Units Built (Final Inspection) in 2025

	Total Units Added	Very Low	Low	Moderate	Above Moderate
2025 Units	29	19	7	1	2



New Units Tracking - Building Permit Issuance

Income Level	RHNA Allocation	Projection Period (6/30/22-2/14/23)	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Remaining RHNA
Very Low	682	62	7	20	28	-	-	-	-	-	-	117	565
Low	324	6	11	9	98	-	-	-	-	-	-	124	200
Moderate	370	0	0	2	0	-	-	-	-	-	-	2	368
Above Moderate	461	5	3	7	237	-	-	-	-	-	-	252	209
Total	1,837	73	21	38	363	-	-	-	-	-	-	495	1,342



New Units Tracking

- Heritage Ridge, Building Permits Issued in 2025
 - 332 units (85 low income, 17 very-low income)
- Slight Trend Down in ADUs
- Housing Projects Moving Forward



Staff Recommendation

Adopt Resolution No. 26-___, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Approval of the General Plan / Coastal Land Use Plan 2025 Progress Report for Submittal to the Governor's Office of Land Use and Climate Innovation and California Department of Housing and Community Development and Finding the Report to be Exempt from the California Environmental Quality Act"

