



Agenda Item A.8
CONSENT CALENDAR
Meeting Date: March 21, 2023

TO: Mayor and Councilmembers

FROM: Peter Imhof, Planning and Environmental Review Director

CONTACT: Anne Wells, Advance Planning Manager
Andy Newkirk, Senior Planner

SUBJECT: General Plan/Coastal Land Use Plan 2022 Progress Report and Finding the Report is Exempt Under the California Environmental Quality Act

RECOMMENDATION:

Adopt Resolution 23-___, entitled "A Resolution of the City Council of the City of Goleta, California, Approving the General Plan/Coastal Land Use Plan 2022 Progress Report for Submittal to the Governor's Office of Planning and Research 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 Planning and Research (OPR) 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 Sections 65400 et seq. and California Code of Regulations, Title 25, Division 1, Chapter 6, Sections 6200 et seq.

The Planning Commission considered the contents of the General Plan/Coastal Land Use Plan 2022 Progress Report (2022 Progress Report) on February 13, 2023 and recommended that City Council approve the 2022 Progress Report, authorize staff to submit the report to the OPR and HCD, and find the approval of the 2022 Progress Report to be exempt from California Environmental Quality Act (CEQA).

DISCUSSION:

The 2022 Progress Report (Exhibit A to Attachment 1) is organized into three sections with five appendices. A summary of the 2022 Progress Report is provided below.

Section 1 Introduction: This section 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 OPR, 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: The resolutions will be added to the Report after the required action is 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 for Fiscal Year 2021-22. Appendix E is an informational map denoting affordable housing units located within the City in 2022.

After review of the 2022 Progress Report, City Council is asked to adopt the attached Resolution (Attachment 1), officially approving the 2022 Progress Report, finding the Report to be exempt from the California Environmental Quality Act (CEQA), and recommending submitting said Report to the State.

ENVIRONMENTAL REVIEW:

The 2022 Progress Report is 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. A draft Notice of Exemption (from CEQA) is provided at Attachment 2.

FISCAL IMPACTS:

Preparation of this report was included in the adopted FY 2022-23 Budget under Program 4300 of the Advance Planning Division. There are no fiscal impacts to the City for approving the 2022 Progress Report.

ALTERNATIVES:

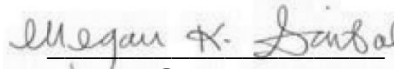
Approval of the 2022 Progress Report by the Legislative body is required under the California Government Code and is a recommended best practice. The Council may request alterations be made to any section as long as the revisions meet the requirements of Government Code.

Reviewed By:



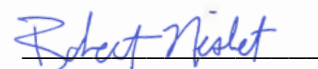
Kristine Schmidt
Assistant City Manager

Legal Review By:



Megan Garibaldi
City Attorney

Approved By:



Robert Nisbet
City Manager

ATTACHMENTS:

1. Resolution 23-___, entitled "A Resolution of the City Council of the City of Goleta, California, Approving the General Plan/Coastal Land Use Plan 2022 Progress Report for Submittal to the Governor's Office of Planning and Research 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 2022 Progress Report

2. Draft Notice of Exemption

Attachment 1

Resolution No. 23-___, entitled “A Resolution of the City Council of the City of Goleta, California, Approving the General Plan/Coastal Land Use Plan 2022 Progress Report for Submittal to the Governor’s Office of Planning and Research and California Department of Housing and Community Development and Finding the Report to be Exempt from the California Environmental Quality Act”

RESOLUTION NO. 23-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GOLETA, CALIFORNIA, APPROVING OF THE GENERAL
PLAN/COASTAL LAND USE PLAN 2022 PROGRESS REPORT
FOR SUBMITTAL TO THE GOVERNOR'S OFFICE OF
PLANNING AND RESEARCH 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 Planning and Research (OPR) and HCD by April 1 of each year; and

WHEREAS, the Planning Commission conducted a public meeting on the General Plan 2022 Progress Report (2022 Progress Report) on February 13, 2023, 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 2022 Progress Report, and oral and written testimony from interested persons; and

WHEREAS, on February 13, 2023, the Planning Commission recommended that City Council approve the 2022 Progress Report; and

WHEREAS, the City Council conducted a public meeting on March 21, 2023, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council considered the entire administrative record, including the staff report, the 2022 Progress Report, the recommendation of the Planning Commission, and oral and written testimony from interested persons;

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

SECTION 1. Recitals

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

SECTION 2. California Environmental Quality Act

The City Council determines that the General Plan 2022 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.

SECTION 3. Approval of General Plan 2022 Progress Report

Pursuant to Section 65400(a)(2) of the Government Code, the City Council has reviewed the 2022 Progress Report, attached as Exhibit A and incorporated herein by reference, and finds that the 2022 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 City Council therefore approves the 2022 Progress Report.

SECTION 4. Submittal of General Plan 2022 Progress Report

The City Council directs the City's Advance Planning Manager, or their designee, to submit the 2022 Progress Report to OPR and HCD on or before April 1, 2023 in accordance with the provisions of Government Code Section 65400(a)(2).

SECTION 5. 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 6. 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 ____ day of _____ 2023.

PAULA PEROTTE, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MEGAN GARIBALDI
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. 23-____ was duly adopted
by the City Council of the City of Goleta at a regular meeting held on the ____ day
of _____, 2023 by the following roll call vote of the City Council:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Exhibit A

General Plan/Coastal Land Use Plan 2022 Progress Report

General Plan/Coastal Land Use Plan 2022 Progress Report



Prepared by:

Planning and Environmental Review Department
130 Cremona Drive, Suite B
Goleta, California 93117
805-961-7500

Contact: Anne Wells, Advance Planning Manager
Andy Newkirk, Senior Planner

On Behalf of:

Goleta City Council
Goleta Planning Commission

February 13, 2023

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Appendix E	Goleta Affordable Housing Map

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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 Office of Planning and Research (OPR) 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 are provided in Appendix A of this report.

This General Plan Progress Report summarizes the General Plan implementation progress for 2022. 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, 2022, the General Plan has been amended a total of twenty-five times since its adoption in 2006, with all but one being in the form of land use designation changes, policy amendments, and corresponding updates to the associated figures. One distinct amendment, which was passed by voter referendum on November 6, 2012, was for Measure G2012: Goleta Heritage Farmlands Initiative. This amendment to the General Plan added a new Land Use Element policy that prohibits the change of land use designation for "Agriculture" lands which are ten acres or more without the approval of voters until 2032. 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 the OPR 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 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 2022

The following section describes the status of amendments and amendment initiations to the General Plan in 2022.

General Plan Amendments Adopted in 2022

Historic Resources: On April 6, 2022, the City Council adopted, via Resolution No. 22-09, General Plan amendments to update the Visual and Historic Resources Element as part of the Historic Preservation Ordinance development process. Amendments were made to Policies VH 5.1, VH 5.2, VH 5.5, and VH 5.6. Table 6-1 and Figure 6-2 were removed from the General Plan.

General Plan Amendment Initiations in 2022

Unaddressed parcel on Viajero Road: The City Council initiated a General Plan Amendment on May 17, 2022, via Resolution 22-19, for an unaddressed parcel (vacant) identified as Assessor Parcel Number 079-210-053. The GPA 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 has two years from the date of initiation to file the follow up development applications.

ALUCP Amendments: The City Council initiated General Plan Amendments on July 19, 2022, via Resolution 22-37, to the Land Use Element, Safety Element, Noise Element, and Figure 5-3, as needed, to satisfy State aviation law. State aviation law requires that local General Plans integrate airport plans within a 180-day timeframe after an Airport

Plan is adopted by the local Airport Land Use Commission. The Santa Barbara County Association of Governments serves as this Commission for the new Santa Barbara Airport Land Use Compatibility Plan (ALUCP). It is expected that the ALUCP will be adopted in 2023, triggering the 180-day timeline for necessary edits to the City's General Plan to reflect the new ALUCP.

5399 Overpass Road: The City Council initiated a General Plan Amendment on October 18, 2022, via Resolution No. 22-19. The GPA proposal would change the land use designation on the property from General Industrial (I-G) to General Commercial (CG) in order to allow the boarding and kennel activities to occur on the property subject to the approval of a Conditional Use Permit. The General Plan Amendment would help resolve an existing non-conforming use. The application for the GPA Amendment along with the other project components were submitted to the City in November 2022.

Pending General Plan Amendments in 2022

Shelby: This project is a proposed new residential development that includes an amendment to the land use designation from Agriculture to Single-Family Residential and to the Open Space Element to remove the agricultural designation on the Open Space Plan Map. These amendments were initiated by the City Council on February 19, 2008 for further study. The project has not yet been scheduled for hearings before the Planning Commission and City Council. This project remains on hold due to the lack of available water required to service the development.

Kenwood Village: This project is a proposed new residential development. The land use designation changes proposed are from Single Family Residential and Agriculture to Planned Residential - 6.2 units per acre for the main parcel (APN 077-130-006) and from Planned Residential- 8.0 units per acre and Single Family Residential to Planned Residential - 6.2 units per acre for the smaller parcels (APNs 077-130-019 and 077-141-049). The Project also proposes to remove the portion of the property (3 acres) that has an Agriculture designation from Open Space Element Figure 3-5, Open Space Plan Map. The amendments were initiated by the City Council on February 17, 2009 for further study. The project has not yet been scheduled for hearings before the Planning Commission and City Council. This project also remains on hold due to the lack of available water required to service the development.

Heritage Ridge: This project is a proposed new residential development that includes amendments to Conservation Element Figure 4-1, Environmentally Sensitive Habitat Areas, and to Open Space Element Figure 3-5, Open Space Plan Map. The scope of the amendments includes updating the Environmentally Sensitive Habitat (ESHA) layer based on site-specific studies for the ESHA located on the project site north of Calle Koral and Camino Vista and east of S. Los Carneros Road. The Revised Draft EIR was recirculated in early 2021 as a result of changes to the project description changes as well as new CEQA requirements since the EIR was last circulated. The Final EIR was

released in February 2022 and again in October 2022. On November 14, 2022, the Planning Commission unanimously recommended adoption of this General Plan Amendment. The City Council is anticipated to consider this request along with the rest of the project in early 2023.

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.

625 Dara Road Land Use: On December 15, 2020, City Council authorized staff, via Resolution No. 20-72, to proceed with an applicant-requested amendment to General Plan Land Use Element to change the land used designation on Figure 2-1 (Land Use Plan Map) for APNs 069-373-055 to -062, 069-373-010 to -013, and 069-373-063 from Single Family to Medium-Density Residential. This project is on hold pending a resubmittal of a project by the applicant.

Housing Element Update: On May 18, 2021, the City Council initiated, via Resolution No. 21-19, processing of General Plan amendments to update the Housing Element, Safety Element, and any other portions of the General Plan as needed to comply with the requirements of State housing law. On December 12, 2022, the Planning Commission unanimously recommended adoption of the Housing Element 2023-2031 with minor revisions. The City Council is anticipated to consider the Housing Element 2023-2031 in early 2023.

Withdrawn/Uninitiated/Expired/Denied General Plan Amendments in 2022

7780 Hollister Ave: The General Plan Amendment (GPA) initiated on May 21, 2019 by the City Council for the property located at 7780 Hollister expired in 2022. The GPA proposal would have changed 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 failed to submit a follow up application within two years of initiation.

There were no other withdrawn, uninitiated, expired, or denied General Plan Amendments in 2022.

2.3 Summary

During 2022, there was one amendment to the General Plan. Prior to that, the last revision to the General Plan was on October 19, 2021. Table 1 presents a summary of all adopted General Plan amendments. The General Plan as amended through 2022 complies with

the General Plan Guidelines to a high degree. 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, 2022)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	-	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. 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 2022 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 2022: 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 Goleta Municipal Code. In addition, the City adopted several amendments to Title 17 in 2022. These amendments included the following:

- Ordinance No. 22-02, adopted January 18, 2022, establishing standards and procedures for projects under Senate Bill 9 (2021).
- Ordinance No. 22-05, adopted on April 19, 2022, creating a new Chapter 17.33, entitled Historic Resource Preservation, and Chapter 17.43, entitled Archaeological and Tribal Cultural Resources, and other Title 17 amendments to implement those new Chapters.
- Ordinance No. 22-06, adopted May 17, 2022, amending various sections of Title 17 to provide clarity and address issues identified during implementation of Title 17.
- Ordinance No. 22-09, adopted on August 16, 2022, amending the standards for electronic changeable copy signs.
- Ordinance No. 22-14, adopted on November 15, 2022, creating a new Chapter 17.44 of the Goleta Municipal Code, entitled “Multiple-Unit and Mixed-Use Objective Design Standards” and adding relevant definitions for terms used in the new chapter to create procedures and standards for projects qualifying for streamlined, objective processing under State housing law.
- Urgency Ordinance No. 22-16U, adopted on December 20, 2022, replacing the City’s existing accessory dwelling unit (ADU) regulations with updated regulations to comply with Senate Bill 897 (2022).

Also in 2022, staff continued informal consultation with California Coastal Commission staff with the goal of eventual certification of the City’s Local Coastal Program.

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 2022: The City prepared a Sphere of Influence (SOI) application package, consistent with the General Plan direction for submittal to the LAFCo on January 16, 2009. The Commission considered the application at a public hearing on March 5, 2009 and established the City's SOI coterminous with the City limits. While the LAFCo-established SOI did not reflect the City's request, the City has not prepared an SOI amendment request. At a public meeting on May 4, 2021, City Council directed staff to complete the LAFCo Municipal Service Review (MSR) Report Questionnaire without a request to change the LAFCo-established SOI. The draft Public Safety MSR was submitted to LAFCo staff on May 7, 2021. Based on LAFCo staff feedback, a final Public Safety MSR was submitted on August 11, 2021. The final Public Safety MSR was adopted by the LAFCo on December 9, 2021.

On February 9, 2022, LAFCo staff requested Water, Wastewater, Recycled Water, and Stormwater MSR/SOI information. On March 15, May 2, and June 22, City staff transmitted the LAFCo-requested information. On November 16, 2022, City staff transmitted a LAFCo-requested Agency Profile to LAFCo staff to be incorporated into the MSR. Final LAFCo adoption of the Water, Wastewater, Recycled Water, and Stormwater MSR/SOI is pending as of the end of 2022.

As noted in the MSR, the SOI remains coterminous with the City limits as established by LAFCo. The City may choose at some point in the future to prepare and submit an SOI amendment request consistent with the direction in this implementation action.

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 2022: No new traffic mitigation agreements were entered into during 2022. No new LRDP traffic mitigation payment requests were made during 2022. 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 LRDP agreement.

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 2022: 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 Goleta Municipal Code. These standards will ensure compatibility of new development, as well as remodels/redevelopment of existing development, with the surrounding neighborhood and community.

On September 12, 2022, the Planning Commission reviewed an objective design standards ordinance, for projects qualifying for ministerial review under State law, and recommended to City Council adoption of the ordinance with two minor revisions. On November 15, 2022, the City Council adopted the new ODS standards and procedures, that are now codified in Title 17 of the Goleta Municipal Code.

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 2022: To date, the City has not pursued creating a new, stand-alone 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 2022: 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 for 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). While one property in the South Kellogg industrial area came in to the City and submitted an application for a Consultation to receive formal feedback from Planning staff on new development being considered on the site, there were no permit applications received in 2022 for new development or improvements to existing businesses in this area.
- e. Mitigation of Adverse Impacts on the Adjacent Residential Area. Upon receiving any 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, this program was included in the Current Planning work program albeit without a specific timeframe for initiation. It was noted that this project would require about 1.5 FTE for the period of 24 months, and it would impact local businesses. 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.

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 2022: Although the NZO (Title 17), adopted via Ordinance No. 20-03 on March 3, 2020, does not include an Open Space Overlay section, 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 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 2022: 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 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 Goleta Municipal Code. The Development Impact Fees were updated on July 1, 2022 consistent with Resolution No. 19-04.

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 2022: The City did not conduct a Feasibility Study in 2022. Existing revenue sources are used to maintain the 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. The most recent of these was acquired in January 2022. General Fund Unassigned Reserve funds 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. However, the City continues to actively seek other funding sources for additional open space acquisitions.

OS-IA-4 Preparation of Park System Master Plan. A Park Master Plan developed for the system of municipal park facilities would provide a framework to meet existing and future park and recreation service needs. Such a plan may 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 2022: 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. In 2022, staff continued efforts on the recommendations and action plans with the Parks, Facilities and Playgrounds Master Plan.

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 2022: In 2022, project plans were finalized for the Armitos Park community garden and other improvements. Construction bids were solicited with three responses received. The project is expected to be awarded in early 2023 with work beginning soon thereafter. Construction timeline is 100 working days and the project should be completed in 2023.

In April of 2022, the first public workshop was held for the Stow Grove Park Master Plan, followed by a survey that had received over 1000 responses. The information from the workshop and the survey was presented to the Parks and Recreation Commission in June and again in October. In December of 2022, a second public workshop was held with over 60 people in attendance. A survey was conducted to enable those unable to attend the workshop the opportunity to have their voices heard. The survey closed on December 18, 2022 and the data from the workshop and the survey will be utilized to create a draft plan, which will be presented at a final public workshop in early 2023.

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 2022: ESHA regulations were included in the NZO that was adopted on March 3, 2020 and codified as Chapter 17.30 of the Goleta Municipal Code. Stormwater regulations are included in Chapter 13.04 of the Goleta Municipal Code.

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 2022: 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 2022, the City did not complete work on a comprehensive CEQA thresholds update.

CE-IA-3 Preparation of a Creek and Watershed Management Plan. A citywide Creek and Watershed Management Plan will be 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. Participate in multijurisdictional watershed management plans, where appropriate.

Summary 2022: On November 17, 2020, City Council adopted the CWMP via Resolution No. 20-64. The CWMP did not initially include funding or resources for implementation. Since adoption, Public Works staff focused on securing additional resources and project implementation to the extent that budget and resources allowed. This included onboarding additional staff and a Civic Spark Fellow, pursuit and award of grants totaling over \$1.7MM, and procurement of several consultants to assist with project management and technical aspects. Staff also focused on setting up tools and technology needed to collect and efficiently analyze information, evaluate program effectiveness, and engage with the community.

Additionally, staff has focused on numerous education and outreach programs for new and upcoming projects. While the vast majority of the CWMP is still unfunded, staff have worked with the initial resources available to begin implementation or scoping of many CWMP projects, which include, among others:

- Public Works staff completed an Environmental Impact Report for the San Jose Creek Bike Path middle extent, which was approved October 4, 2022. This project will include habitat restoration and increase beneficial use of the creek.

- Identification and prioritization for removal of all high priority invasive plant species.
- Identification of tree planting locations, including public engagement events.
- Habitat restoration in other City open spaces and along riparian corridors.
- Completion of the Ellwood Trails project, including restoration along Devereux Creek.
- Water pollution forensics: scientific analysis of water quality over time to pinpoint sources throughout the City.
- Launched a Volunteer Cleanup Program as part of Beautify Goleta to reduce trash pollution in creeks and waterways.
- Launched a new street sweeping program that includes manual litter removal around obstructions and extra sweeps in hot spot areas.
- City-wide surveys of Goleta's streets and creeks for trash pollution using multiple methods.
- Full trash capture: installation of full trash capture devices, or equivalent measures, to achieve full trash capture in all storm drains throughout the City, with conceptual design and installation of several devices planned in 2023.
- Creek surveys, with expanded surveys to tentatively begin in 2023.
- Scoping of an expanded pesticide and green agricultural outreach program to tentatively begin implementation in 2023.
- Scoping of infiltration projects for San Jose Creek and Evergreen Parks
- Scoping of recycled water projects to Bella Vista and Evergreen Park
- Collaboration with partners to support the indirect potable water reuse project.

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 2022: No action was taken in 2022 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 2022: 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. On December 4, 2019, the 3CE Policy Board accepted the City of Goleta as a new member and seated its representative on the Policy Board. In 2020, 3CE revised its procurement strategy to further the goal of reducing GHG emissions and set a goal to provide clean and renewable resources for 100% of its retail sales by 2030, 15 years ahead of California's goal. Enrollment in 3CE service began in October 2021. For more information on 3CE visit: <https://3cenergy.org/>.

Additionally, on February 2, 2016, City Council adopted Ordinance No. 16-04, which regulates water efficient landscaping. Increased water efficient landscaping is included in strategies W-1 and W-3 in the City's CAP. On November 2, 2020, the water efficient landscape regulations were codified in Title 15 of the Goleta Municipal Code via Ordinance No. 20-11.

Finally, 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. 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 [here](#).

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

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 2022: The NZO, adopted on March 3, 2020 and codified as Title 17 of the Goleta Municipal Code, 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.

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 2022: Construction of Phase I, which is the southernmost 4,100 feet of flood control channel, was completed in 2014 and is currently operational. The Phase II (Hollister Avenue Bridge) component of the project is currently in the latter stages of design with construction expected to begin in FY 2023/24. 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 good 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.

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 2022: The City's Advance Planning staff and the City's Oil and Gas consultant continue to play an active role participating in the County's monthly meetings of the System Safety and Reliability Review Committee (SSRRC). Throughout the past year,

Safety, Inspections, Maintenance and Quality Assurance Program (SIMQAP) audits were scheduled and conducted through this committee for all facilities within Santa Barbara County, of which the only facility within the City of Goleta is the Ellwood Onshore Facility (EOF). An annual safety audit of the EOF was completed on August 9-10, 2022 to evaluate and confirm the facility's compliance with the EOF specific SIMQAP Document. The details of the audit findings are provided in the 2022 Beacon-West SIMQAP matrix. Beacon-West is addressing these audit findings to the satisfaction of the City. Additionally, the City continued active involvement with ongoing work and oversight efforts that have occurred since the April 17, 2017 Venoco Lease Quitclaim and Bankruptcy. City staff also continues to work with the California State Lands Commission (SLC) on ongoing decommissioning work being conducted by them. Decommissioning of the pier and caisson structures known as PRC 421-1 and 421-2 began on August 29, 2022. Both well caisson structures were completely removed by the end of 2022.

SE-IA-4 All-Hazards Emergency Response Plan. The City shall prepare and maintain an all-hazards emergency operations plan. The plan shall be coordinated as appropriate with the County of Santa Barbara's Emergency Operations Plan.

Summary 2022: The City's Multi-Jurisdictional Hazard Mitigation Plan (HMP), originally adopted by City Council in 2012, identifies natural hazards throughout all of Santa Barbara County. The plan includes each of the eight incorporated cities within the County and presents an assessment of vulnerabilities to these hazards and the potential actions needed to reduce risk and future damage.

The latest update to the HMP was completed in 2017 and was approved by the State Office of Emergency Services and FEMA. The City adopted the plan via Resolution Nos. 17-32 and 17-33. The Plan is typically updated every 5 years. In 2022, staff completed a draft for the latest update to the HMP in a Countywide effort led by a contracted team. The draft was submitted and approved by CalOES in September 2022 and forwarded onto FEMA for review in November 2022. City Council adoption of the updated plan is subject to Goleta receiving a finalized, approved document, and the estimated time of adoption is January 2023.

The City also complies with the Standardized Emergency Management System (SEMS) and National Incident Management System (NIMS), as outlined in Chapter 2.10 of the Goleta Municipal Code. The NIMS/SEMS response protocol is also set forth in the City's Emergency Operations Plan (EOP). The most recent update to the City's EOP was approved by the City Council in December 2021. The objective of this Plan is to incorporate and coordinate all the facilities and personnel of the City of Goleta into an efficient organization capable of responding effectively to any emergency. All City staff receive NIMS/SEMS training to ensure that all City employees are certified disaster service workers. During the 2019 approval, City Council authorized the City Manager to make updates to the EOP as need. City Council will receive updates on changes made by staff via consent calendar staff report items.

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 2022: On November 29, 2022, the Santa Barbara County Board of Supervisors conducted the first reading of a draft ordinance amending Chapter 15 of the Santa Barbara County Code for the upcoming California Fire Code (2022 version). The draft ordinance replaces the 2019 California Fire Code, as the enforcement Code in all areas within the Santa Barbara County Fire Protection District, and all other unincorporated areas of the County where the Santa Barbara County Fire Department is the authority having jurisdiction. The 2019 California Fire Code will be superseded by the 2022 version, with a projected effective date of January 6, 2023. The City expects to ratify the 2022 version shortly thereafter. As of the end of 2022, the City has not considered adoption of the International Fire Code Council Urban Interface Code.

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 2022: The NZO, adopted on March 3, 2020 and codified as Title 17 of the Goleta Municipal Code, includes standards for design review, development standards, parking regulations, sign regulations, as well as 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.

Lastly, the City began work on an Historic Preservation Program in 2016. The Program includes zoning regulations that are now included in Title 17 of the Goleta Municipal Code. The Planning Commission considered these regulations during a series of hearings in 2020 and 2021. On November 8, 2021, the Planning Commission recommended approval of the amendments to Title 17. City Council considered the Planning Commission recommendation at a hearing on December 7, 2021, continued the hearing until February 15, 2022, and then adopted the Historic Preservation Ordinance (Ordinance No. 22-05) on April 19, 2022. The companion Context Statement, Landmark Designations, and Historic Resources Inventory, as adopted via Resolution No. 22-10 on April 5, 2022.

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 2022: 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 Goleta Municipal Code, 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.

On January 4, 2021, the City executed an agreement with the California Department of Housing and Community Development for a Local Early Action Planning Grant in the amount of \$150,000 to develop objective design standards (ODS) for multi-unit and mixed-use developments. On April 20, 2021, City Council authorized an agreement with RRM Design Group to assist with the project. The ODS project began with background research, including identification of existing subjective standards in Title 17, the General Plan, and elsewhere in City planning documents. After that review, the project team conducted three study sessions with the Design Review Board to receive input on drafting of the ODS. Preparation of draft ODS commenced after the study sessions.

The draft ODS were released on July 6, 2022. The draft ODS were reviewed by the Design Review Board at two study sessions, on July 12 and July 26, 2022, and by the Planning Commission on August 22, 2022. Based on the feedback received on the draft ODS, an ordinance was prepared for Planning Commission consideration. On September 12, 2022, the Planning Commission reviewed the Proposed Ordinance and recommended to City Council adoption of the Proposed Ordinance with two minor revisions. On November 15, 2022, the City Council adopted the new ODS standards and procedures to be codified in Title 17 of the Goleta Municipal Code. The final task for the project is production of a User's Guide that is expected to be prepared in early 2023.

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 2022: While no specific Story Pole/Visualization Simulation Procedure has been created, story pole guidelines have been included as a part of the NZO that was 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). 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 2022.

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 2022: The Historic Preservation Program, including the establishment of a Historic Preservation Commission, was initially presented to the Planning Commission for consideration and a recommendation to City Council at a hearing on December 14, 2020. On November 8, 2021, the Planning Commission recommended approval of amendments to the Goleta Municipal Code to implement the Program, a Historical Context Statement, and a City Historic Resources Inventory.

City Council considered the Planning Commission recommendations at a hearing on December 7, 2021 and continued the hearing until February 15, 2022, and then adopted the Historic Preservation Ordinance (Ordinance No. 22-05) on April 19, 2022. The companion Context Statement, Landmark Designations, and Historic Resources Inventory were adopted via Resolution No. 22- 10 on April 5, 2022.

Included in the Historic Preservation Ordinance is a new Chapter 17.43 of the Goleta Municipal Code, entitled Cultural Resources, that establishes standards for new development that is subject to discretionary or ministerial review and that could impact sensitive and protected archaeological and/or tribal cultural resources including sites, places, and landscapes of documented traditional cultural significance, within the City.

Applications for the membership on the Historic Preservation Commission (HPC) were accepted through the beginning of September 2022. The City Council conducted interviews of potential HPC members on December 1, 2022, and December 8, 2022. A decision regarding the HPC membership will be forthcoming early in 2023 with the HPC expected to commence service shortly thereafter.

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 2022: 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 Goleta Municipal Code. The Development Impact Fees were updated on July 1, 2022 consistent with Resolution No. 19-04.

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 2022: 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 15, 2021, Council adopted the City of Goleta Two-Year Operating Budget and Capital Improvement Program Budget for Fiscal Years 2021/22 and 2022/23 (Resolution No. 21-29). The report and presentation included a five-year CIP, which identified 69 CIP projects in the 5-year CIP budget for approximately \$340 million (approximately \$105 million unfunded). These projects include 19 bicycle/pedestrian-focused projects, 12 street/traffic improvement with bicycle and pedestrian components projects, 20 park, recreation, and open space projects, 9

stormwater improvement projects, as well as 9 facility projects. The two-year budget was revisited after the first year to allow staff and City Council to revise the budget to reflect the City's evolving needs while maintaining alignment with the Council's Strategic Plan and priorities. The City of Goleta's Operating budget and Capital Improvement Program for Fiscal Years 2021/22 and 2022/23 was amended on June 21, 2022 (Resolution No. 22-26).

Projects that were under construction and completed in FY 2020-21 and 2021-22 include the Fairview Avenue/US 101 Intersection Sidewalk Infill (Project No. 9070), Old Town Sidewalk Improvement (Project No. 9031), Rapid Flashing Beacons (RRFBs) at Chapel, the Hollister and Pedestrian Hybrid Beacon (PHB) at Kingston and Calle Real (Project No. 9058), and the Crosswalk PHB on Calle Real near Encina Lane (Project No. 9087). All projects were completed on schedule and under budget.

A significant number of other projects were in, or approaching, the final design phase and will move into the construction phase during 2023 and 2024, including the Ekwill Street & Fowler Road Extensions (Project No. 9002) and Hollister Avenue Bridge (Project No. 9033) projects that will be combined and are anticipated to be bid as a single project in 2023, a crosswalk PHB on Calle Real at the Fairview Center (Project No. 9099), Hollister Avenue Old Town Interim Striping Project (Project No. 9114), Hollister Class I Lighting Project (Project No. 9110), San Jose Creek Bike Path – Middle Extent (Project No. 9007), Community Gardens (Project No. 9084), the Jonny D. Wallis Neighborhood Park Phase 2 – Splash Pad (Project No. 9111), the Storke Road/Hollister Avenue Transit, Bike/Ped, and Median Improvements Project (Project No. 9062), Goleta Community Center ADA Improvements (Project No. 9121), Evergreen Park Drainage Repair (Project No. 9119), and the Goleta Train Depot and S. La Patera Lane bike and pedestrian improvements (Project No. 9079).

Additionally, the City also worked on the conceptual design phase and/or environmental review phase for several major CIP projects in 2022, including the San Jose Creek Bike Path – Northern and Southern Segments (Project No. 9006) and the Annual Pavement Rehabilitation Project.

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 2022: Street engineering design standards were adopted upon City incorporation using the County of Santa Barbara standards. Nothing specific has been developed beyond these standards. On November 6, 2018, the City Council adopted the revised Engineering Design Standards dated September 2011 and entitled the Santa

Barbara County Engineering Design Standards, As May Be Amended, 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 replacement Section 1.1, “Associated Regulations and Specifications,” listing 44 additional State, federal, or adopted Association design guideline manuals that may be applied to the City’s roadway designs when applicable.

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 2022: The City does not currently have a comprehensive NTMP, however, the development of a NTMP is planned for the 2023/24 work program.

The City and Goleta Union School District maintain open communication lines to discuss traffic issues and enforcement intended to enhance motorist and pedestrian safety. Examples of programs that are implemented to support traffic management include allocating a School Resource Deputy, providing support for Neighborhood Watch programs, installing flashing beacons, and enhancing pavement markings and signage at school crossings as part of the School Zone Traffic Enforcement Program.

In 2022, the City was also in the final stages of the development of the Systemic Safety Analysis Report (SSAR) and Local Road Safety Plan (LRSP) which proactively evaluates the City’s transportation network using criteria to analyze the safety of all road users. The SSAR will help develop and prioritize any necessary traffic safety countermeasures along major corridors. The report will be completed by early 2023.

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 2022: In July of 2016, the City entered into a shared parking agreement with a local property owner in Old Town to lease 18 excess parking spaces for public parking. This was done to provide more public parking along heavily impacted areas in the Old Town Heritage District where public parking is scarce and in demand.

In October 2017, the City completed its purchase of an existing private parking lot from a property owner in Old Town with approximately 18 parking spaces for future use as a public parking lot paid out of the City's Public Admin Development Impact Fee fund. The parking lot underwent extensive repairs and other operational improvements in 2018 and 2019 and is now available for public use.

In October 2022, the City Council passed, approved, and adopted a development agreement resulting in, among other things, the City accepting an easement for 35 public parking spaces in Old Town Goleta. These 35 formerly private parking spaces along Carson Street will now be available for public use and this dedication is consistent with Transportation Element Policy TE 9.6(b) of the General Plan.

Staff will also continue to seek additional opportunities with other property owners for similar 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.

The NZO, 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 occurred in 2022.

TE-IA-6 Bicycle Transportation Plan. The City shall periodically prepare and adopt a BTP 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 2022: On October 16, 2018, Council adopted the Bicycle and Pedestrian Master Plan (Resolution No. 18-57). In 2022, the City was actively engaged in bicycle and pedestrian CIPs. See TE-IA-2 for more information.

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 2022: 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 2022 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 2022: 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 Goleta Municipal Code. The Development Impact Fees were updated on July 1, 2022 consistent with Resolution No. 19-04.

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 2022: The maintenance of a Capital Improvement Program (CIP) and budget is an ongoing activity of the City of Goleta Public Works Department. The CIP budget is adopted annually by City Council. In 2021, Council adopted, via Resolution No. 21-29 adopting the Two-Year Budget Plan for Fiscal Years 2021/22 and 2022/23. The updated CIP Program includes a five-year CIP, which identified 69 CIP projects in the 5-year CIP budget for approximately \$340 million (approximately \$105 million unfunded). These projects include 19 bicycle/pedestrian-focused projects, 12 street/traffic improvement with bicycle and pedestrian components projects, 20 park, recreation and open space projects, 9 stormwater improvement projects, as well as 9 facility projects. The two-year

budget was revisited after the first year to allow staff and City Council to revise the budget to reflect the evolving needs of the City while maintaining alignment with the Council's Strategic Plan and priorities. The City of Goleta Operating budget and Capital Improvement Program Budget for Fiscal Years 2021/22 and 2022/23 was amended on June 21, 2022 (Resolution No. 22-26).

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 2022: The City did not draft a noise-specific ordinance in 2022. However, 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.

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 2022: 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 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.

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 2022: 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 and track noise complaints registered within the portal's database.

3.9 Housing Element

Consistent with the requirements of Government Code Section 65400(a)(2)(B), this section describes the actions taken by the City towards completion of the programs and implementation actions of the Housing Element and compliance with the corresponding deadlines.

HE 1.1 Code Compliance. The City will continue its proactive efforts to preserve residential neighborhoods, encourage good property management practices, and minimize physical deterioration of existing housing units through compliance with zoning and building standards. When code violations or deferred maintenance exist, property owners will be notified and encouraged to avail themselves of available resources to assist with maintenance or repairs.

Summary 2022: 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. The Code Compliance Division expanded to two full-time Code Compliance Officers and one part-time Office Specialist in 2021. The Code Compliance Division has focused on investigating and seeking voluntary compliance in situations that involve building, environmental, nuisance, and zoning violations.

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 around the community.

Summary 2022: In the past, the City supported volunteer efforts using Redevelopment Agency Housing Rehabilitation Grants that paid homeowners to get their homes repaired and maintained at no cost to them. Due to the 2012 dissolution of Redevelopment Agencies (RDA) by the State, the City is no longer able to offer those housing rehabilitation grants. Further, as an additional result of State legislative actions, the City was unable to retain any of the "Low- to Moderate-Income RDA Set-aside Funds" for future housing programs. The City continues to explore other funding sources and opportunities to formally organize volunteer programs and has informed non-profits specializing in this area of rehabilitation that the City will help to promote any programs that will assist its residents through the City's website or by allowing dissemination of brochures and flyers at City Hall and the City Library. The City's Goleta City Grant Program, which annually gives approximately \$100,000 in grants up to \$5,000 to non-

profits, has at times supported non-profits that perform this type of work. In fiscal year 2021-2022 which included the first six months of 2022, the City provided a \$2,500 grant to Habitat for Humanity's Neighborhood Revitalization Home Repair Program to assist low-income individuals, families and seniors remain safely in their homes by providing free and necessary home repairs, accessibility adaptations, and aging-in-place modifications.

HE 1.3 Monitor and Preserve Assisted Affordable Housing Units. The City will strive to ensure that all affordable housing — whether provided through government subsidy programs or incentives granted by the City or County in approving projects, through deed restrictions, 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 the County's 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 potential expiration of affordability covenants. 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.
- b. Preservation Efforts for Units at Risk of Conversion. Work 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) contact nonprofits, (2) identify support necessary to obtain funding commitments from governmental programs and nongovernmental grants, (3) assist with expedited permit processing, (4) waive or reduce fees if feasible, and (5) provide local affordable housing funds when available.

Summary 2022: Many affordable housing units located within Goleta were established prior to the City's incorporation in 2002. For those units, documents establishing long-term covenants between the County of Santa Barbara and the leaseholder/property owner were recorded. Previously, where RDA-funded projects produced affordable housing after incorporation, the City assumed responsibility for recording affordability covenants and ensuring long-term compliance. After the State's dissolution of RDAs, the City began contracting with the Housing Authority of the County of Santa Barbara for compliance monitoring of its affordability covenants. The Housing Authority of the County of Santa Barbara's staff performs yearly verification inquiries and follows up on any potential violations.

City staff maintains an inventory of the City's affordable housing stock. Currently, there are 26 affordable housing projects in the City of Goleta, which make up a total 544 units with recorded affordability covenants for very low- to above moderate-income households. Of those 544 units, 126 units are part of 8 homeownership projects, 408 units are part of 17 multifamily rental projects, and 10 units are part of a rental project with deed

restrictions that become effective if the units are converted to condominiums. See Appendix E for a map of these projects. Over the next 5 years, a total of 6 units are at risk of conversion to market rate (6 ownership units at Kona Kai in 2025).

Housing Element policies and the current City Council place an emphasis on the need to preserve affordable housing units at risk of conversion. However, without significant new funding, the City does not have a realistic way at the present time to extend the terms of existing affordable housing covenants, either for ownership or rental units. Most potential strategies (e.g., provide grants, subsidized loans or mortgage payment offsets to homeowners and/or fund rehabilitation; purchase extended covenants; or provide financing to owners of rental projects) presuppose the availability of substantial funding, which unfortunately does not presently exist.

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 2022: No new housing developments requiring affordable housing were approved within the Coastal Zone in 2022, nor were any low- or moderate-income housing units demolished or converted. However, in 2022, the Santa Barbara County HOME Consortium agreed to use a total of \$2,030,382 in HOME American Rescue Plan Act (ARPA) funding for a project in Old Town Goleta within the Coastal Zone that involves conversion of a 65-unit motel into 59 studio units for people experiencing homelessness, one on-site manager's unit and five offices for supportive services, known as Buena Tierra (formerly the Super 8 Motel). The City of Goleta also elected to use approximately \$600,000 in its own ARPA funds for this project to create much needed permanent supportive housing.

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 source 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 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 2022: There were no Mobile Home Park closures in 2022, 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.

- 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 first right of 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.
- 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.

Summary 2022: As codified in Chapter 8.17 of the City's Municipal Code, which was adopted by the City Council as part of Ordinance No. 16-03, the City is able to regulate mobile home park closures and changes of use. The Ordinance provides 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 2022.

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.

Following the recordation of the Final Map, the City began implementing the Development Agreement between the Ranch Estates Mobile Home Park owner and the City. Executed on March 3, 2009, the Development Agreement ensures the opportunity for tenants of the Park to purchase their lots and obtain the benefits and assurances of land ownership; requires limited rental rate increases below that which is prescribed by state law for tenants who do not choose to purchase their lots; and assist tenants of the park in the acquisition of grants to aid in the purchase of a lot. In the fall of 2022, the Park owner submitted their application to the State Department of Real Estate for approval of the sale

of lots to park residents, and the City conducted an income survey of park residents, pursuant to the terms of the Development Agreement.

d. **Reduced Impact Fees.** The City Council will consider providing a tiered development impact fee structure that has lower development impact fees for mobile home units located in mobile home parks commensurate with the lower level of impacts for this type of development as compared to conventional development.

Summary 2022: As of 2022, 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. There has not been a need for a specially tiered mobile home unit impact fee structure to-date. Although the City undertook an extensive Nexus Study in 2018 that lead to the adoption of new development impact fees in 2019, the City did not establish such a tiered fee structure for mobile home parks as a part of that action.

HE 1.5 Limit Conversion of Rental Housing to Condominiums or Nonresidential Use. 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) first right of 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.

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 2022: No applications for the conversion of conforming residential units to nonresidential uses were submitted to the City in 2022 and a condominium conversion ordinance is not currently envisioned as a part a future work program for Planning staff.

HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs. The City will make full use of available rental assistance programs through encouraging owners of apartment units to accept Section 8 vouchers. The City will maintain descriptions of current programs and contacts to assist interested persons and will coordinate with the Housing Authority on rental housing assistance programs. The City

will work cooperatively with other entities to assist 75 very low-income households with the Section 8 vouchers program.

Summary 2022: 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. HASBARCO owns and/or manages 148 units within the City limits and owns and/or manages over 100 additional rental housing units outside the City limits that have Goleta addresses. As of 2022, HASBARCO also provides rental assistance to 252 low-income families within the City as follows: 85 through Section 8 Housing Choice Vouchers; 121 through Section 8 Project-Based Vouchers; 14 through Section 8 Project-Based Rental Assistance.

HE 2.1 Encourage a Diverse Range of New Housing. The City will ensure that 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 will continue to ensure that sufficient land is zoned for housing with appropriate densities and development standards to accommodate the City's RHNA allocation at all income levels during the planning period.
- b. No Net Loss of Capacity. The City may only allow development of a site at a lower residential density than assumed in the Housing Element Land Inventory if it makes findings consistent with California Government Code Section 65863.

Summary 2022: Excluding road rights-of-way, Goleta currently has approximately 1,787 acres of the city zoned for residential development, which is over 35 percent of the total developable area. This area, along with the existing development standards allowing new housing to be constructed at all income levels, is adequate to accommodate the City's RHNA allocations during the current 8-year cycle ending in 2022.

In 2022, there were no projects approved for the rezoning of lands currently zoned for residential housing to a non-residential designation and no development of a site at a lower residential density than assumed in the Housing Element Land Inventory was approved. As such, there was no net loss of housing capacity or residential density in 2022.

City staff also continues to track California's new housing legislation and changes to existing housing legislation as it develops. On December 20, 2022, the City adopted Urgency Ordinance No. 22-16U, which replaced the City's existing ADU regulations in Section 17.41.030 with updated regulations to comply with Senate Bill 897 (2022). The updated regulations went into effect immediately and provide greater flexibility for the construction of ADUs.

- c. Facilitate a Wide Variety of Housing Types. The City will adopt and implement regulations and standards for multifamily housing, mixed use, live/work developments, single-room occupancy (SRO) housing, co-op housing, 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.
- d. 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 develop incentives to encourage mixed-use development in appropriate locations.

Summary 2022: The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, includes a variety of housing types, including mixed-use housing and inclusionary housing units. Title 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.

On September 12, 2022, the Planning Commission reviewed an objective design standards ordinance, for residential and mixed-use housing projects qualifying for ministerial review under State law, and recommended to City Council adoption of the ordinance with two minor revisions. On November 15, 2022, the City Council adopted the new ODS standards and procedures, that are now codified in Title 17 of the Goleta Municipal Code.

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 notice regarding available units, marketing, and selecting occupants for affordable 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.

Summary 2022: The City continues to work with project applicants to encourage them to notify City residents and employees when affordable units are available for rent or ownership. The City is considering implementation of a local resident/employee housing preference for affordable units created by the City's permit processes.

- b. Mitigation of Employee Housing Impacts. The City will require new nonresidential development and proposed expansion or intensification of existing nonresidential development to contribute to providing affordable employee housing. The proposed amount of floor area and type of nonresidential use must be factors in establishing the

requirement for individual projects. Alternatives to satisfy this requirement may, at the discretion of the City, include payment of a development impact fee, providing housing on site, housing assistance as part of employee benefit packages, or other alternatives of similar value. The City will prepare an Affordable Employee Housing Plan that includes details of the program, including the results of a development impact fee study and/or alternative programs.

Summary 2022: 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 development and all expansion or intensification of existing development throughout the City. The monies collected from these impact fees will be used to fund the construction of new affordable housing units and for the acquisition or renewal of terms for existing dwelling units for affordable housing, all of which will help the City meet the needs of the local workforce.

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.

Summary 2022: Included in Part II of the NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, are allowances for Live/Work units and Caretaker units, as well as Accessory Dwelling Units. Each of these types of units helps to provide more choice for affordable employee housing, generate additional economic activity in the community, and assist with the City's efforts to maintain an appropriate jobs/housing balance in Goleta. No changes to these regulations were made in 2022.

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

Summary 2022: The City participates as an employer member of 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 expand the existing South Coast Workforce Homebuyer Program (SCWHP). The purpose of the SCWHP is to expand homeownership opportunities for local workforce households earning between 120 - 210% of Area Median Income (AMI) by providing down payment loan assistance to help local employees purchase an entry-level home within the City of Goleta or greater South

Coast region of Santa Barbara County. The program creates a Workforce Housing Fund that will offer low-cost down payment loans to help local employees purchase an entry-level home in the community. In 2017, the Housing Trust Fund and the City of Goleta were able to expand the SCWHP to the City of Goleta, and in 2022, the maximum loan amount was increased to \$125,000. Coastal Housing Partnership, in most years, offers at least two free seminars annually in Goleta for employees of member employers seeking to learn more about the Program and the benefits it offers.

HE 2.3 Housing Design Principles for Multifamily and Affordable Housing. The design of new multifamily 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 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 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. Review parking standards to ensure that they facilitate affordable housing development while avoiding impacts on other developed areas. Options may include, but are not limited to, the following:
 1. Multifamily parking requirements.
 2. Opportunities for shared parking for mixed-use developments.
 3. Parking requirements for projects located near transit stops on the Hollister Avenue corridor.
 4. Parking requirements for small-sized units, including SRO and accessory dwelling units.
 5. Allowances for the establishment of a landscaped parking reserve that is designated for parking if needed in the future.
 6. Evaluation of opportunities for underground parking and auto sharing.
 7. Allowances, in certain instances, for parking standards to be adjusted on a case-by-case basis, depending upon the location and characteristics of the development and its intended occupants.
- 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 2022: The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, 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. No changes to these regulations were made in 2022.

On September 12, 2022, the Planning Commission reviewed an objective design standards ordinance, for projects qualifying for ministerial review under State law, and recommended to City Council adoption of the ordinance with two minor revisions. On November 15, 2022, the City Council adopted the new ODS standards and procedures, that are now codified in Title 17 of the Goleta Municipal Code. These standards consider the design elements identified in this policy.

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

- a. Provide Assistance and Incentives to Developers. Work with developers, nonprofit organizations, other agencies, and the community to address Goleta’s extremely low, very low-, low-, and moderate-income housing need by offering incentives such as density bonuses, modified standards, assistance with grant applications, development clustering, land dedication as an alternative to inclusionary requirements, second units, use of inclusionary housing in-lieu or impact funds, fast-track processing, and/or reduced processing and infrastructure fees. Priority will be given to housing affordable to extremely low-income households to the extent feasible.

Summary 2022: The City continues to work with developers and housing advocates to ensure that the maximum number of affordable units is generated at each project site. The City also continues to work with non-profit housing providers/financers, such as People's Self-Help Housing, to facilitate the development of more affordable housing. Since the dissolution of RDAs throughout the State, the City has been exploring other

financial sources and mechanisms to facilitate funding for affordable housing via partnerships with the Housing Trust Fund of Santa Barbara County and other supporting entities.

The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, includes the allowances and requirements for density bonuses.

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

Summary 2022: The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, includes the requirement of a Density Bonus Agreement for any development utilizing a density bonus pursuant to Chapter 17.17. This agreement must include a required term of affordability consistent with state law that covers rental or resale of any income-restricted units. In addition, 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.

c. Land Banking. Consider financial-equivalent options for affordable housing and special needs housing, including land acquisition and land banking.

Summary 2022: No programs for land acquisition or land banking were implemented in 2022 as consideration for financial equivalent options for affordable or special needs housing.

d. Lot Consolidation. The City will facilitate affordable multi-family housing development on small parcels by encouraging the consolidation of adjacent parcels. Parcel maps or lot line adjustments will be processed as part of development applications at no additional cost for developments that provide affordable units.

Summary 2022: Any project, including those that include affordable housing, that are 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. To date, no requests for the development of affordable housing have been 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.

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

- a. Projects consisting of one single-family unit will be 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 Council, at its sole discretion, may allow the inclusionary requirement for these projects to be satisfied by alternative means as set forth in this Implementation Program.
- 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 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 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 payment 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 45 years but not less than 30 years, and provide for monitoring and reporting in a manner acceptable to the City Attorney.

Summary 2022: In December 2019, the City Council approved a General Plan Amendment that extended the City's Inclusionary Housing requirements from just applying to "for-sale" units to also apply to new rental units. As such, any request for review and approval of development that includes a component of any new residential dwellings is subject to the inclusionary requirements as detailed in this policy of the Housing Element. The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, also includes an entire Chapter dedicated to providing clear and complete standards, requirements, and procedures for inclusionary housing.

On October 5, 2021, the City Council adopted the in-lieu housing fees, via Resolution No. 21-45, and adopted associated amendments to Title 17 on October 19, 2021, via Ordinance No. 21-10. The monies collected from the in-lieu fees will be used to fund the construction of new affordable housing units and for the acquisition or renewal of terms for existing dwelling units for affordable housing, all of which will help the City meet the needs of the local workforce.

HE 2.6 Transfer of Development Rights. Consistent with the Land Use Element, identify criteria and enact procedures to allow Transfer of Development Rights (TDR) within city boundaries if they will result in the development of special needs and/or affordable housing in appropriate locations.

Summary 2022: In 2022, the City did not identify criteria or enact procedures that would allow the Transfer of Development Rights for special needs and/or affordable housing projects.

HE 2.7 Encourage Accessory (Second) Residential Units. The City will encourage construction of well-designed accessory dwelling units on existing single-family lots and in new single-family subdivisions with four or more lots, consistent with minimum lot size, parking, and street capacity. If public and/or nonprofit funding is used to assist in the construction of an accessory dwelling unit, the City will require a use agreement to ensure that second unit rents are affordable to lower-income persons. The City's objective is to encourage 20 new accessory dwelling units (five low-income and 15 moderate-income) during the planning period through the following actions.

- a. Continue to allow accessory dwelling units as a permitted "use by-right" when the single-family lot, primary structure, and second unit meet all of the zoning and building development standards established for the zoning district in which they are located and adequate traffic safety and parking are available. Second units approvable "by-right" may be limited in size to a maximum of 650 square feet.

Summary 2022: The City's Accessory Dwelling Units (ADU) regulations, codified as Section 17.41.030 of the Goleta Municipal Code, provides for ministerial approval of ADUs ministerially, or through an exemption from zoning permits. On December 20, 2022, the City adopted Urgency Ordinance No. 22-16U, which replaced the City's existing ADU regulations in Section 17.41.030 with updated regulations to comply with Senate Bill 897 (2022). The updated regulations went into effect immediately and provide greater flexibility for the construction of ADUs.

- b. Ensure ministerial approval of second units by developing standard design guidelines for second units.
- c. Continue to maintain a tiered development impact fee structure that provides lower impact fees for accessory dwelling units commensurate with their small size and level of impacts.

Summary 2022: The City issued building permits for the construction of 25 new ADUs in 2022.

On July 16, 2019, City Council adopted Resolution No. 19-43 that established reduced Development Impact Fees for certain beneficial projects. ADUs were identified as beneficial projects under this Resolution. Pursuant to the Resolution, ADUs with a floor area of less than 500 square feet receive a Development Impact Fee waiver. ADUs of 500 square feet or greater have Development Impact Fees capped at \$5,000.

On December 20, 2022, the City updated Resolution No. 19-43 with Resolution No. 22-68. Resolution No. 22-68 continues the City's treatment of ADUs as beneficial projects with Development Impact Fees capped at \$5,000, but raises the maximum square footage under which an ADU will have all impact fees waived from 500 square feet to 750 square feet. This was done to align the beneficial projects resolution with Government Code Section 65852.2(f)(3) and the City's ADU regulations in the Goleta Municipal Code.

HE 2.8 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 2022: As of December 8, 2022, the existing available balance in the Housing In-Lieu fund is \$1,267,342, including earned interest. There were no deposits to the Housing In-Lieu fund in 2022. There was one expense to the Housing In-Lieu fund in 2022: \$25,000 to the Housing Trust Fund of Santa Barbara County for support of a South Coast Workforce Homebuyer Program. The City continues to discuss collection of funds and leveraging of funds with the Housing Trust Fund of Santa Barbara County in anticipation of upcoming funds received through sources, such as development agreements.

- b. Participate in external housing programs such as the HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) and other programs when appropriate to leverage the City's affordable housing funds for specific projects and programs (such as mortgage buy-downs, etc.).

Summary 2022: The City continues to seek grant funds for affordable housing and is a member of the Santa Barbara County HOME Consortium. In 2022, the Home Consortium agreed to use a total of \$2,030,382 in HOME American Rescue Plan Act (ARPA) funding for a project in Old Town Goleta that involves conversion of a 65 unit motel into 59 studio units for people experiencing homelessness, one on-site manager's unit and five offices for supportive services, known as Buena Tierra (formerly the Super 8 Motel). The City of Goleta also elected to use approximately \$600,000 in its own ARPA funds for this project to create much needed permanent supportive housing.

In May 2020, the City Council adopted an update to the CDBG 5-Year Consolidated Plan in coordination with the Santa Barbara County HOME Consortium, which included community input meetings and surveys to assess affordable housing challenges and opportunities in the region.

- c. Prepare a Comprehensive Affordable Housing Finance Plan (CAHFP) 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 2022: The City has not yet begun development of its CAHFP. The Planning and Environmental Review Department will oversee the CAHFP process.

On May 3, 2022, the City Council approved the final 2022-2023 Community Development Block Grant (CDBG) Action Plan as year three of the 2020-2024 Consolidated Plan adopted in May 2020. The Consolidated Plan is designed to help the City assess the City's affordable housing and community development needs and market conditions and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding provided through the City's CDBG program. The services and programs included with the 2022-2023 Action Plan include assistance to people experiencing homelessness and residing in their automobiles or recreational vehicles, provision of health care, behavioral wellness and dental services to low-income persons, and provision of essential resources for low-income families.

HE 3.1 Support Fair Housing Opportunities. The City will support efforts to eliminate discrimination on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, 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 (BMR) housing units subject to City-required affordability agreements. The City Equal Opportunity Coordinator will refer discrimination complaints to the appropriate legal service, county agency, or state agency.

The City will adopt an antidiscrimination provision to prohibit discrimination based on the source of a person's income or the use of housing subsidies, including Section 8 and other rental assistance programs.

Summary 2022: Fair housing services and complaint responses are provided to City residents under a contract with the City of Santa Barbara for its Rental Housing Mediation Program (RHMP), which provides information on fair housing laws and tenant-landlord mediation services. A total of 145 individuals were assisted in FY 2021-2022. The Neighborhood Services webpage on the City's website also provides information to residents regarding fair housing services and related complaint response procedures. The City also refers lower income residents, particularly agricultural workers, to California Rural Legal Assistance. In addition, the City addresses fair housing issues via CDBG funds as required by U.S. Department of Housing and Urban Development.

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. Promulgate regulations 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 facilities with other SRO units.

- b. Emergency Shelters. Continue to facilitate the provision of emergency shelters for the homeless consistent with state law.
- c. 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.
- d. Residential Care Facilities. The City will facilitate the provision of small state-licensed residential care facilities for six or fewer persons as a family residential use, and establish standards for larger care facilities in appropriate locations.
- e. Farmworker Housing. Continue to allow housing for agricultural employees consistent with Health and Safety Code Sections 17021.5 and 17021.6.
- f. 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, fast-track processing, and financial assistance when feasible.
- g. Family Housing Amenities. The City will ensure that adequate provisions are made 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.
- h. 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.

Summary 2022: On March 3, 2015, City Council adopted Ordinance No. 15-03 Housing Element-Related Zoning Regulations and Definitions. Included in this Ordinance are provisions and definitions for emergency shelters, transitional and supportive housing, residential care facilities, and farmworker housing. Procedures for requests for reasonable accommodations were also included. The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, incorporates the provisions of Ordinance No. 15-03 along with additional provisions and development standards for SRO housing, small and large family daycare facilities, supportive and transitional housing, farmworker housing, and emergency shelters and a separate Chapter for Reasonable Accommodation for Persons with Disabilities.

In 2022, the Home Consortium agreed to use a total of \$2,030,382 in HOME American Rescue Plan Act (ARPA) funding for a project in Old Town Goleta that involves conversion of a 65 unit motel into 59 studio units for people experiencing homelessness, one on-site manager's unit and five offices for supportive services, known as Buena Tierra (formerly the Super 8 Motel). The City of Goleta also elected to use approximately \$600,000 in its own ARPA funds for this project to create much needed permanent supportive housing.

HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development. Work with commercial and nonprofit developers 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 2022: The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, 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.

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 2022: In addition to flyers and informational material provided at 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 useful links to [Tri-County Regional Energy Network \(3C-REN\)](#), [SCE](#), [Southern California Gas Company](#), [Central Coast Community Energy](#), and many other sites to help direct the public to additional programs and opportunities.

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 for all utilities.

Summary 2022: 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. Lastly, as part of the City’s Building Code, all individual multifamily projects are required to have separately metered utilities for each individual housing unit. The latest building code (2022) incentivizes energy efficient heat pumps and improved ventilation standards to improve efficiency in new buildings. Additionally, the code improves efficiency standards for

commercial building envelopes, various internal systems, and grid integration equipment, such as demand-responsive controls to buoy grid stability

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 2022: California's Building Codes are published in their entirety every three years. The City adopted updates for the 2022 California Building, Electrical, Plumbing, Mechanical, Residential and Green Building Codes on November 15, 2022. 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 2022, 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 2022: 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 latest adopted building code (2022), new multifamily and commercial developments are expected to essentially include both solar and battery storage. As of the 2019 building code, new residential developments essentially are required to include solar, and with the 2022 building code, be battery ready.

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 2022: Within Title 15 [Buildings and Construction] of the City's Municipal Code, 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. In December 2020,

the City Council authorized a letter of intent to proceed with agreement for a solar photovoltaic project on its recently acquired City Hall building, consistent with the adopted Strategic Energy Plan and 100% Renewable Energy Goal. On October 19, 2021, the City Council approved the agreements to proceed with the solar PV project. The 210 kw carport system concluded construction in July 2022, offsetting the vast majority of City Hall's energy use.

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.

Summary 2022: The New Zoning Ordinance, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, 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).

In addition, on July 7, 2020, the City adopted, via Resolution No. 20-44, new transportation thresholds that identify vehicle miles traveled as the metric to evaluate a land use project's transportation impacts. These thresholds are now incorporated into the City's CEQA Thresholds Manual. Under the new analysis, potential transportation impact mitigation measures include physical changes to the project description, such as introducing mixed uses that increase internal capture trips, incorporating multimodal facilities, such as bike parking and showers, and incorporating multimodal infrastructure accessing the project (e.g., transit uses, sidewalks and bicycle paths, etc.).

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 2022: In 2021, the City began work on the 6th cycle Housing Element update process. In 2022, the City undertook significant effort to prepare and revise the Housing Element 2023-2031 update for the 6th cycle. The City conducted an extensive public outreach effort to inform the development of the Housing Element 2023-2031, including a series of stakeholder meetings and workshops, a public survey, and a review of a draft Housing Element with the City's Planning Commission and City Council. After this extensive public outreach and review by the Planning Commission and City Council, staff submitted a Draft Housing Element to HCD on June 30, 2022 for review as required by State law. On September 27, 2022, the City received comments from HCD. In response to HCD's comments, staff prepared a Revised Draft Housing Element 2023-2031. The Planning Commission considered the Revised Draft at a public hearing on December 12, 2022 and unanimously recommended to City Council the adoption of the Revised Draft with four revisions. City Council consideration of the Housing Element 2023-2031 is expected early in 2023.

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, and organizations in the south coast area to address housing needs on a regional basis.

Summary 2022: Historically, the City has participated in the South Coast Affordable Housing Task Force which meets quarterly. The City of Goleta also participates on the Board of the County Continuum of Care (CoC) which is dedicated to the efficient and effective delivery of homeless-related services, emergency shelter, transitional housing and permanent supportive housing for the homeless throughout our region. The federal Department of Housing and Urban Development (HUD) typically provides over \$2 billion per year in funding for homeless housing and services. This funding is distributed through CoCs.

The City also continues to participate in the quarterly meetings of the Joint Cities-County Affordable Housing Task Group, which is comprised of the Cities of Goleta, Santa Barbara, and Carpinteria, as well as the County of Santa Barbara County. The Task Group seeks to increase coordination and cooperation in the use of resources to help create additional affordable housing throughout the South Coast of Santa Barbara County. Developers and housing advocates are also invited to participate and share issues and concerns in order to generate dialogue and identify solutions.

The City is also a member of the Santa Barbara County HOME Consortium and its Capital Loan Committee, which serves as a technical advisory committee to the Santa Barbara County Housing and Community Development Department, reviewing all housing projects prior to the commitment of HOME funding. In 2022 the Home Consortium agreed to use a total of \$2,030,382 in HOME American Rescue Plan Act (ARPA) funding for a project in Old Town Goleta that involves conversion of a 65 unit motel into 59 studio units for people experiencing homelessness, one on-site manager's unit and five offices for supportive services, known as Buena Tierra (formerly the Super 8 Motel). The City of Goleta also elected to use approximately \$600,000 in its own ARPA funds for this project to create much needed permanent supportive housing.

In July 2021, the Santa Barbara County Association of Governments (SBCAG) formed a broadband ad hoc committee, comprised of elected officials, including Mayor Perotte. At the recommendation of the ad hoc committee, the SBCAG Board of Directors directed SBCAG staff to coordinate with the eight cities in the County and develop a broadband strategic plan. During 2022, the City participated in the development of the Santa Barbara County Broadband Strategic Plan (Plan). On October 18, 2022, the City Council received a presentation on the Draft Plan and expressed support for the draft. The Plan was adopted by the SBCAG Board on December 15, 2022.

- | |
|---|
| <p>b. The City will continue to facilitate and encourage public participation in affected neighborhoods and all economic segments of the community in the formulation and review of housing and related land use programs and actions. Specific strategies include:</p> <ol style="list-style-type: none">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 articles in the local newspaper and cable TV public service announcements.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. |
|---|

Summary 2022: The City coordinates with Santa Barbara County Association of Governments (SBCAG), the County of Santa Barbara, and the City of Santa Barbara in order to educate the public and disseminate information about affordable housing opportunities and other fair housing issues. Throughout 2022, the City continued to use its website as a valuable tool to provide informative content, useful links to other housing agency websites, and to connect the public with literature, tools, and contact information for housing advocacy groups.

- 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 2022: The City's Planning staff and the staff of the Department of Neighborhood Services 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 2022: Although no applications for new, large residential projects were submitted to the City in 2022, the City routinely discusses the option and benefits of early neighborhood meetings with the applicant for all major residential projects. Most times these discussions occur during an informal counter review or a formal Planner Consultation phase of the application process, but also occur later in the process if/when appropriate or necessary.

- 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 2022: 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 the League of California Cities throughout 2022, the City issued several letters of support or opposition pertaining to housing bills that either benefit or inhibit the City's housing goals. The City opposed three bills during the 2022 Legislative Session

that impacted the City by requiring costly mandates and reducing local control. The League 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 League's policy-making process allows many of the issues facing California cities to be discussed and debated and the organization's policy directions to be established. Through the League, cities collectively marshal their resources to defend and expand local control in the Legislature, at the ballot box, in the courts, and through strategic outreach to inform and educate the public, policymakers and opinion leaders.

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 2014 - 2022 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 of this report documents the number and type of residential units built in 2022. 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 2022

Date	Project Name	Location	Number of Units	Units Type	Income Group
1/20/2022	NA	416 Mills Way	1	ADU	1 Low
3/10/2022	NA	7439 San Bergamo Dr.	1	ADU	1 Low
3/28/2022	NA	228 Cannon Green Dr	1	ADU	1 Low
3/29/2022	NA	145 San Milano	1	ADU	1 Low

4/4/2022	Cortona	6830 Cortona Drive B1	12	5+	12 Above Moderate
4/4/2022	Cortona	6830 Cortona Drive B2	16	5+	16 Above Moderate
4/4/2022	Cortona	6830 Cortona Drive B3	39	5+	39 Above Moderate
4/4/2022	Cortona	6830 Cortona Drive B4	39	5+	39 Above Moderate
4/4/2022	Cortona	6830 Cortona Drive B7	12	5+	12 Above Moderate
4/4/2022	Cortona	6830 Cortona Drive B8	16	5+	16 Above Moderate
4/6/2022	NA	5629 Armitos Ave	1	ADU	1 Low
5/5/2022	NA	5531 Somerset Drive	1	ADU	1 Low
5/18/2022	Citrus Village	7388 Calle Real 1 & 2	2	SFA	2 Above Moderate
5/18/2022	Citrus Village	7388 Calle Real 3 & 4	2	SFA	2 Above Moderate
5/18/2022	Citrus Village	7388 Calle Real 5 & 6	2	SFA	2 Above Moderate
5/18/2022	Citrus Village	7388 Calle Real 7 & 8	2	SFA	2 Above Moderate
5/18/2022	Citrus Village	7388 Calle Real 9 & 10	2	SFA	2 Above Moderate
5/25/2022	Cortona	6830 Cortona Drive B6	18	ADU	18 Above Moderate
5/26/2022	Cortona	6830 Cortona Drive B5	24	ADU	24 Above Moderate
6/6/2022	NA	210 Palo Alto Dr.	1	ADU	1 Low
7/20/2022	NA	6174 Verdura Ave	1	ADU	1 Very Low
8/29/2022	NA	7637 Pinetree Pl., Unit C	1	ADU	1 Very Low
9/1/2022	NA	45 San Mateo Dr	1	ADU	1 Very Low
9/1/2022	NA	7298 Georgetown Rd Unit C	1	ADU	1 Moderate
10/24/2022	NA	7303 Bassano Dr.	1	ADU	1 Above Moderate
10/31/2022	NA	2 San Milano Dr.	1	ADU	1 Very Low
11/10/2022	NA	7444 San Bergamo St	1	ADU	1 Low
11/16/2022	NA	434 Windsor Ave.	1	ADU	1 Above Moderate
11/21/2022	NA	6167 Covington Way	1	ADU	1 Low
11/23/2022	NA	342 Ravenscroft Dr	1	ADU	1 Very Low
12/7/22	NA	7181 Del Norte Drive	1	ADU	1 Low

Table 3 documents the total number of constructed residential units in 2022 by income group. Of the 204 new residential units constructed in 2022, 188 were in the “Above-Moderate” income group, 1 in the “Moderate” income group, 10 in “Low” income group, and 5 in the “Very Low” group.

TABLE 3
TOTAL BUILT RESIDENTIAL UNITS BY INCOME GROUP

	Total Units Added	Very Low (including extremely low)	Low	Moderate	Above Moderate
2022 Units	204	5	10	1	188

Table 4 compares housing objectives and housing production. The housing objectives are based on Goleta's Regional Housing Needs Allocation (RHNA) adopted by the Santa Barbara County Association of Governments for the 2015 - 2023 planning period. New housing units with building permits issued (rather than receiving certificate of occupancy) since the beginning of the projection period (January 1, 2014) are credited towards the City's housing need for the planning period. As such, the values for 2022 in Table 4 (building permit issuance) vary from those in Tables 2 and 3 (construction completed).

TABLE 4
HOUSING OBJECTIVES UPDATE (2015-2022)

Income Level	RHNA Allocation by Income Level	2015 (and 2014)	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Extremely Low and Very Low	235	0	4	0	1	0	0	3	70 ¹	78	157
Low	157	0	73	0	1	7	13	13	8	115	42
Moderate	174	5	0	7	0	4	0	0	1	17	157
Above Moderate	413	346	244	210	115	274	5	2	6	1,202	0
Total	979	351	321	217	117	285	18	18	85	1,412	356

1. All 70 units in 2022 fall within the extremely low income category.

3.10.2 Removal of Constraints for Affordable Housing

During 2022, the City sought to support affordable housing in various ways. This included the City's support for a new permanent supportive housing facility in the City. The Santa Barbara County HOME Consortium, of which the City is a member, agreed to use a total of \$2,030,382 in HOME American Rescue Plan Act (ARPA) funding for a project in Old Town Goleta that involves conversion of a 65 unit motel into 59 studio units for people experiencing homelessness, one on-site manager's unit and five offices for supportive

services, known as Buena Tierra (formerly the Super 8 Motel). The City of Goleta also elected to use approximately \$600,000 in its own ARPA funds for this project to create much needed permanent supportive housing. The construction for the conversion began in late 2022. Additionally in 2022, the City adopted objective design standards and associated procedures for ministerial, objective review of housing projects that qualify for streamlined review under State law that seeks to facilitate affordable housing production. The City also revised regulations related to ADUs, consistent with changes in State law, that provide greater flexibility for the development of ADUs in the future. Finally, the City also hired its first Homelessness Services Coordinator in 2022. This new position will be implementing the City of Goleta's Strategic Plan on Homelessness through coordination of homeless services, using City, County, State, and federal funding to move people from the streets to permanent housing.

3.10.3 Housing Projects of Interest

During the 2015-2023 planning period, the City has seen multiple multi-family projects in the building and planning phases. Included in this group is Cortona Apartments (176 units), which completed construction in 2022. In total, there were 79 residential units under construction within the City at the end of 2022. This includes the 60-unit total supportive housing project Buena Tierra (formerly the Super 8 Motel).

Several other projects are currently in the permit process and total over 465 additional units. The largest of these pending projects include: Heritage Ridge Apartments (332 residential units including 104 affordable units); Calle Real Roundabout (14 units); Kenwood Village Apartments (60 units); and the Shelby project (60 units).

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 2022, 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.

3.11 LEAP Grant

On June 6, 2020, City Council authorized staff to submit a Local Early Action Planning (LEAP) Grant application for the development of objective design standards for multi-unit and mixed-use developments. LEAP provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will facilitate the acceleration of housing production and help local govts. prepare for their 6th cycle RHNA. LEAP is made available as a portion of the Local Government Planning

Support Grants Program pursuant to Chapter 3.1 of Health and Safety Code (Sections 50515 to 50515.05) (Chapter 159, Statutes of 2019).

In the fall 2020, the City was notified of an award of \$150,000 LEAP Grant from HCD and worked to execute a grant agreement between the City and state. On January 4, 2021, the City executed an agreement with the California Department of Housing and Community Development for a LEAP Grant in the amount of \$150,000 to develop objective design standards (ODS) for multi-unit and mixed-use developments. On December 8, 2020, the City released a Request for Qualifications/ Request for Proposals for the ODS project. On April 20, 2021, City Council authorized an agreement with RRM Design Group to assist with the project.

The ODS project began with background research, including identification of existing subjective standards in Title 17, the General Plan, and elsewhere in City planning documents. After that review, the project team conducted three study sessions with the Design Review Board to receive input on drafting of the ODS. Preparation of draft ODS commenced after the study sessions.

The draft ODS were released on July 6, 2022. The draft ODS were reviewed by the Design Review Board at two study sessions, on July 12 and July 26, 2022, and by the Planning Commission on August 22, 2022. Based on the feedback received on the draft ODS, an ordinance was prepared for Planning Commission consideration. On September 12, 2022, the Planning Commission reviewed the Proposed Ordinance and recommended to City Council adoption of the Proposed Ordinance with two minor revisions. On November 15, 2022, the City Council adopted the new ODS standards and procedures to be codified in Title 17 of the Goleta Municipal Code. The final task for the project is production of a User's Guide that is expected to be prepared in early 2023.

Appendix A

General Plan Implementation Actions and Programs Summary 2022

APPENDIX A
GOLETA GENERAL PLAN/COASTAL LAND USE PLAN
IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2022)

IP/IA 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	
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	Preparation of Park System 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	Preparation of a Creek & Watershed Mngt 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	Multihazard Emergency Response Plan			X
SE-IA-5	International Fire Code Council Urban Interface Code			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	
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

APPENDIX A
GOLETA GENERAL PLAN/COASTAL LAND USE PLAN
IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2022)

IP/IA No.	Implementation Program / Action: Objective	Implementation Status ¹		
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 MHP Ownership		X	
HE 1.5	Limit Conversion of Rental Housing to Condominiums or Nonresidential Use		X	
HE 1.6	Assist in the Effective Use of Available Rental Assistance Programs		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 Multifamily and Affordable Housing		X	
HE 2.4	Facilitate Affordable Housing Development		X	
HE 2.5	Inclusionary Housing		X	
HE 2.6	Transfer of Development Rights	X		
HE 2.7	Encourage Accessory (Second) Residential Units		X	
HE 2.8	Funding for Affordable Housing		X	
HE 3.1	Support 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		X	
HE 5.2	Community and Regional Collaboration		X	
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 Resolutions

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PLANNING COMMISSION RESOLUTION BEFORE
TRANSMISSION TO STATE

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CITY COUNCIL RESOLUTION BEFORE TRANSMISSION TO STATE

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Appendix C

Department of Housing and Community Development Tables

2022 GOLETA Housing Element Annual Progress Report

General Information

First Name	Andy	Street Address	130 Cremon Drive, Suite B	Phone	8059617544
Last Name	Newkirk	City	Goleta	Email	anewkirk@cityofgoleta.org
Title	Senior Planner	Zip Code	93117		

Comments: Include any additional information or explanation for the information provided in the following tables.

2022 GOLETA Housing Element Annual Progress Report

TABLE A - Housing Development Applications Submitted

Unit Information

Project Identifier		Proposed Units Affordability by Household Incomes									
Current APN	Street Address	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
073-080-028	6021 Hollister Ave	0	59	0	0	0	0	1	60	60	0
077-215-004	6235 Guava Ave	0	0	0	0	0	0	1	1	0	0
073-230-039	7298 Georgetown Rd Unit C	0	0	0	0	0	1	0	1	1	0
077-383-014	7303 Bassano Dr.	0	0	0	0	0	0	1	1	1	0
077-354-001	7341 Padova Dr Unit C	0	0	0	1	0	0	0	1	1	0
077-142-011	2 Calaveras Ave, Unit B	0	1	0	0	0	0	0	1	1	0
077-153-012	30 Sonoma Ave	0	1	0	0	0	0	0	1	1	0
077-312-001	434 Windsor Ave.	0	0	0	0	0	0	1	1	1	0
073-200-001	416 Mills Way	0	0	0	1	0	0	0	1	0	0
071-021-028	45 Orange Ave.	0	0	0	0	0	1	0	1	0	0
077-274-011	6156 Covington Way	0	0	0	1	0	0	0	1	0	0
073-183-001	7085 Scripps Crescent	0	0	0	1	0	0	0	1	1	0
077-322-033	6274 Muirfield Dr.	0	0	0	0	0	0	1	1	1	0

077-222-002	6280 Shamrock Ave	0	0	0	0	0	0	1	1	1	0
077-111-007	7164 Del Norte Dr.	0	0	0	1	0	0	0	1	0	0
077-093-003	7289 Tuolumne Drive	0	1	0	0	0	0	0	1	1	0
069-331-005	205 Sylvan Dr.	0	0	0	1	0	0	0	1	0	0
079-570-012	7922 Rio Vista Dr.	0	0	0	1	0	0	0	1	1	0
077-470-031	861 Volante Place	0	0	0	1	0	0	0	1	0	0
077-480-012	6029 Paseo Palmilla	0	0	0	0	0	0	1	1	0	0
079-415-016	7463 San Bergamo Dr.	0	0	0	1	0	0	0	1	0	0
079-492-010	7668 Newport Dr.	0	0	0	1	0	0	0	1	1	0
079-332-002	219 Santa Barbare Shores	0	1	0	0	0	0	0	1	0	0
079-484-006	183 Salisbury Ave	0	0	0	1	0	0	0	1	0	0
077-393-010	217 Ancona Ave.	0	0	0	1	0	0	0	1	0	0
069-143-004	487 N Kellogg Ave	0	1	0	0	0	0	0	1	0	0
077-154-005	37 Colusa Ave	0	0	0	0	0	0	1	1	0	0
073-194-001	7093 Armstrong Rd	0	0	0	0	0	0	1	1	0	0
Totals		0	64	0	12	0	2	9	87	72	0

Project Information												
Project Identifier					Unit Types				Density Bonus Applications			
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Date Application Submitted	Was Application Submitted Pursuant to SB 35 Streamlining?	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application	Notes
073-080-028	073-080-028	6021 Hollister Ave	Super 8 Supportive Housing	22-0051-ZC	5+	Renter	01/21/2022	No	No	N/A	Approved	Housing Authority Operated
077-215-004	077-215-004	6235 Guava Ave	ADU	22-0039-LUP	ADU	Renter	07/08/2022	No	No	N/A	Pending	Includes SFD addition too. Affordability calculated at building permit
073-230-039	073-230-039	7298 Georgetown Rd Unit C	ADU	22-B-0047	ADU	Renter	01/13/2022	No	No	N/A	Approved	
077-383-014	077-383-014	7303 Bassano Dr.	ADU	22-B-0090	ADU	Renter	03/08/2022	No	No	N/A	Approved	
077-354-001	077-354-001	7341 Padova Dr Unit C	ADU	22-B-0093	ADU	Renter	03/09/2022	No	No	N/A	Approved	
077-142-011	077-142-011	2 Calaveras Ave, Unit B	ADU	22-B-0089	ADU	Owner	03/16/2022	No	No	N/A	Approved	
077-153-012	077-153-012	30 Sonoma Ave	ADU	22-B-0105	ADU	Owner	03/24/2022	No	No	N/A	Approved	
077-312-001	077-312-001	434 Windsor Ave.	ADU	22-B-0143	ADU	Renter	04/14/2022	No	No	N/A	Approved	
073-200-001	073-200-001	416 Mills Way	ADU	22-B-0222	ADU	Renter	04/21/2022	No	No	N/A	Pending	
071-021-028	071-021-028	45 Orange Ave.	ADU	22-B-0150	ADU	Renter	04/22/2022	No	No	N/A	Pending	
077-274-011	077-274-011	6156 Covington Way	ADU	22-B-0154	ADU	Renter	04/25/2022	No	No	N/A	Pending	
073-183-001	073-183-001	7085 Scripps Crescent	ADU	22-B-0239	ADU	Renter	06/14/2022	No	No	N/A	Approved	

077-322-033	077-322-033	6274 Muirfield Dr.	ADU	22-B-0244	ADU	Renter	06/18/2022	No	No	N/A	Approved	
077-222-002	077-222-002	6280 Shamrock Ave	ADU	22-B-0230	ADU	Renter	06/25/2022	No	No	N/A	Approved	
077-111-007	077-111-007	7164 Del Norte Dr.	ADU	22-B-0305	ADU	Renter	06/27/2022	No	No	N/A	Pending	
077-093-003	077-093-003	7289 Tuolumne Drive	ADU	22-B-0269	ADU	Owner	07/12/2022	No	No	N/A	Approved	
069-331-005	069-331-005	205 Sylvan Dr.	ADU	22-B-0272	ADU	Renter	07/13/2022	No	No	N/A	Pending	
079-570-012	079-570-012	7922 Rio Vista Dr.	ADU	22-B-0258	ADU	Renter	07/25/2022	No	No	N/A	Approved	
077-470-031	077-470-031	861 Volante Place	ADU	22-B-0252	ADU	Renter	07/25/2022	No	No	N/A	Pending	
077-480-012	077-480-012	6029 Paseo Palmilla	ADU	22-B-0379	ADU	Renter	09/27/2022	No	No	N/A	Pending	
079-415-016	079-415-016	7463 San Bergamo Dr.	ADU	22-B-0377	ADU	Renter	09/27/2022	No	No	N/A	Pending	
079-492-010	079-492-010	7668 Newport Dr.	ADU	22-B-0398	ADU	Renter	10/22/2022	No	No	N/A	Approved	
079-332-002	079-332-002	219 Santa Barbare Shores	ADU	22-B-0391	ADU	Owner	10/23/2022	No	No	N/A	Pending	
079-484-006	079-484-006	183 Salisbury Ave	ADU	22-B-0434	ADU	Renter	11/28/2022	No	No	N/A	Pending	
077-393-010	077-393-010	217 Ancona Ave.	ADU	22-B-0451	ADU	Renter	12/08/2022	No	No	N/A	Pending	
069-143-004	069-143-004	487 N Kellogg Ave	ADU	TBD	ADU	Owner	12/12/2022	No	No	N/A	Pending	
077-154-005	077-154-005	37 Colusa Ave	ADU	22-B-0470	ADU	Renter	12/20/2022	No	No	N/A	Pending	
073-194-001	073-194-001	7093 Armstrong Rd	ADU	22-B-0471	ADU	Renter	12/20/2022	No	No	N/A	Pending	

2022 GOLETA Housing Element Annual Progress Report

TABLE A2 - Annual Building Activity Report Summary - New Construction

Entitlements

Project Identifier			Affordability by Household Income - Entitlements								
Current APN	Street Address	Local Jurisdiction Tracking ID	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	Entitlement Date Approved	# of Units Issued Entitlements
073-080-028	6021 Hollister Ave	22-0051-ZC, 22-B-0268	0	59	0	0	0	0	1	09/27/2022	60
077-182-012	342 Ravenscroft Dr	20-B-0348	0	1	0	0	0	0	0	01/20/2022	1
079-510-019	7637 Pinetree Pl., Unit C	21-B-0275	0	1	0	0	0	0	0	01/25/2022	1
079-323-008	7616 Pismo Beach Dr.	21-B-0349	0	1	0	0	0	0	0	01/25/2022	1
079-415-005	2 San Milano Dr.	20-B-0369	0	1	0	0	0	0	0	03/07/2022	1
077-242-006	6174 Verdura Ave	21-B-0355	0	1	0	0	0	0	0	03/23/2022	1
069-153-014	5531 Somerset Drive	21-B-0475	0	0	0	1	0	0	0	04/13/2022	1
077-275-005	6167 Covington Way	21-B-0477	0	0	0	1	0	0	0	04/27/2022	1
077-153-012	30 Sonoma Ave	22-B-0105	0	1	0	0	0	0	0	04/27/2022	1
079-414-016	7444 San Bergamo St	21-B-0074	0	0	0	1	0	0	0	05/09/2022	1
073-230-039	7298 Georgetown Rd Unit C	22-B-0047	0	0	0	0	0	1	0	05/23/2022	1
077-283-013	531 Dalton Way	21-B-0497	0	1	0	0	0	0	0	05/24/2022	1
079-393-011	7526 Astoria Pl.	21-B-0406	0	1	0	0	0	0	0	06/09/2022	1

077-312-001	434 Windsor Ave.	22-B-0143	0	0	0	0	0	0	1	06/20/2022	1
079-395-002	365 Coronado Dr	21-B-0271	0	1	0	0	0	0	0	07/18/2022	1
073-183-001	7085 Scripps Crescent	22-B-0239	0	0	0	1	0	0	0	07/27/2022	1
077-383-014	7303 Bassano Dr.	22-B-0090	0	0	0	0	0	0	1	08/04/2022	1
077-354-001	7341 Padova Dr Unit C	22-B-0093	0	0	0	1	0	0	0	08/24/2022	1
077-212-006	6148 Coloma Dr	21-B-0264	0	0	0	0	0	0	1	09/07/2022	1
077-322-033	6274 Muirfield Dr.	22-B-0244	0	0	0	0	0	0	1	09/07/2022	1
077-093-003	7289 Tuolumne Drive	22-B-0269	0	0	0	1	0	0	0	09/14/2022	1
077-142-011	2 Calaveras Ave, Unit B	22-B-0089	0	1	0	0	0	0	0	10/19/2022	1
077-222-002	6280 Shamrock Ave	22-B-0230	0	0	0	0	0	0	1	11/09/2022	1
079-570-012	7922 Rio Vista Dr.	22-B-0258	0	0	0	1	0	0	0	11/29/2022	1
079-492-010	7668 Newport Dr.	22-B-0398	0	0	0	1	0	0	0	11/30/2022	1
079-600-004	217 Calle Serrento	21-B-0372	0	1	0	0	0	0	0	12/14/2022	1
073-200-001	416 Mills Way	20-B-0487	0	0	0	0	0	0	0		0
079-415-012	7439 San Bergamo Dr.	20-B-0443	0	0	0	0	0	0	0		0
073-221-037	228 Cannon Green Dr	21-B-0076	0	0	0	0	0	0	0		0
079-464-015	145 San Milano	21-B-0062	0	0	0	0	0	0	0		0
073-140-016	6830 Cortona Drive B1	24950	0	0	0	0	0	0	0		0
073-140-016	6830 Cortona Drive B2	24955	0	0	0	0	0	0	0		0

073-140-016	6830 Cortona Drive B3	24960	0	0	0	0	0	0	0		0
073-140-016	6830 Cortona Drive B4	24965	0	0	0	0	0	0	0		0
073-140-016	6830 Cortona Drive B7	24980	0	0	0	0	0	0	0		0
073-140-016	6830 Cortona Drive B8	24985	0	0	0	0	0	0	0		0
071-073-005	5629 Armitos Ave	21-B-0101	0	0	0	0	0	0	0		0
077-490-043	7388 Calle Real 1 & 2	18665	0	0	0	0	0	0	0		0
077-490-043	7388 Calle Real 3 & 4	18669	0	0	0	0	0	0	0		0
077-490-043	7388 Calle Real 5 & 6	18673	0	0	0	0	0	0	0		0
077-490-043	7388 Calle Real 7 & 8	18677	0	0	0	0	0	0	0		0
077-490-043	7388 Calle Real 9 & 10	18681	0	0	0	0	0	0	0		0
073-140-016	6830 Cortona Drive B6	24975	0	0	0	0	0	0	0		0
073-140-016	6830 Cortona Drive B5	24970	0	0	0	0	0	0	0		0
079-351-001	210 Palo Alto Dr.	20-B-0095	0	0	0	0	0	0	0		0
077-151-005	45 San Mateo Dr	21-B-0113	0	0	0	0	0	0	0		0
077-112-002	7181 Del Norte Drive	20-B-0391	0	0	0	0	0	0	0		0
Totals			0	70	0	8	0	1	6		85

Building Permits											
Project Identifier			Affordability by Household Income - Building Permits								
Current APN	Street Address	Local Jurisdiction Tracking ID	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	Building Permits Date Issued	# of Units Issued Building Permits
073-080-028	6021 Hollister Ave	22-0051-ZC, 22-B-0268	0	59	0	0	0	0	1	11/09/2022	60
077-182-012	342 Ravenscroft Dr	20-B-0348	0	1	0	0	0	0	0	01/20/2022	1
079-510-019	7637 Pinetree Pl., Unit C	21-B-0275	0	1	0	0	0	0	0	01/25/2022	1
079-323-008	7616 Pismo Beach Dr.	21-B-0349	0	1	0	0	0	0	0	01/25/2022	1
079-415-005	2 San Milano Dr.	20-B-0369	0	1	0	0	0	0	0	03/07/2022	1
077-242-006	6174 Verdura Ave	21-B-0355	0	1	0	0	0	0	0	03/23/2022	1
069-153-014	5531 Somerset Drive	21-B-0475	0	0	0	1	0	0	0	04/13/2022	1
077-275-005	6167 Covington Way	21-B-0477	0	0	0	1	0	0	0	04/27/2022	1
077-153-012	30 Sonoma Ave	22-B-0105	0	1	0	0	0	0	0	04/27/2022	1
079-414-016	7444 San Bergamo St	21-B-0074	0	0	0	1	0	0	0	05/09/2022	1
073-230-039	7298 Georgetown Rd Unit C	22-B-0047	0	0	0	0	0	1	0	05/23/2022	1
077-283-013	531 Dalton Way	21-B-0497	0	1	0	0	0	0	0	05/24/2022	1
079-393-011	7526 Astoria Pl.	21-B-0406	0	1	0	0	0	0	0	06/09/2022	1
077-312-001	434 Windsor Ave.	22-B-0143	0	0	0	0	0	0	1	06/20/2022	1

079-395-002	365 Coronado Dr	21-B-0271	0	1	0	0	0	0	0	07/18/2022	1
073-183-001	7085 Scripps Crescent	22-B-0239	0	0	0	1	0	0	0	07/27/2022	1
077-383-014	7303 Bassano Dr.	22-B-0090	0	0	0	0	0	0	1	08/04/2022	1
077-354-001	7341 Padova Dr Unit C	22-B-0093	0	0	0	1	0	0	0	08/24/2022	1
077-212-006	6148 Coloma Dr	21-B-0264	0	0	0	0	0	0	1	09/07/2022	1
077-322-033	6274 Muirfield Dr.	22-B-0244	0	0	0	0	0	0	1	09/07/2022	1
077-093-003	7289 Tuolumne Drive	22-B-0269	0	0	0	1	0	0	0	09/14/2022	1
077-142-011	2 Calaveras Ave, Unit B	22-B-0089	0	1	0	0	0	0	0	10/19/2022	1
077-222-002	6280 Shamrock Ave	22-B-0230	0	0	0	0	0	0	1	11/09/2022	1
079-570-012	7922 Rio Vista Dr.	22-B-0258	0	0	0	1	0	0	0	11/29/2022	1
079-492-010	7668 Newport Dr.	22-B-0398	0	0	0	1	0	0	0	11/30/2022	1
079-600-004	217 Calle Serrento	21-B-0372	0	1	0	0	0	0	0	12/14/2022	1
073-200-001	416 Mills Way	20-B-0487	0	0	0	0	0	0	0		0
079-415-012	7439 San Bergamo Dr.	20-B-0443	0	0	0	0	0	0	0		0
073-221-037	228 Cannon Green Dr	21-B-0076	0	0	0	0	0	0	0		0
079-464-015	145 San Milano	21-B-0062	0	0	0	0	0	0	0		0
073-140-016	6830 Cortona Drive B1	24950	0	0	0	0	0	0	0		0
073-140-016	6830 Cortona Drive B2	24955	0	0	0	0	0	0	0		0
073-140-016	6830 Cortona Drive B3	24960	0	0	0	0	0	0	0		0

073-140-016	6830 Cortona Drive B4	24965	0	0	0	0	0	0	0		0
073-140-016	6830 Cortona Drive B7	24980	0	0	0	0	0	0	0		0
073-140-016	6830 Cortona Drive B8	24985	0	0	0	0	0	0	0		0
071-073-005	5629 Armitos Ave	21-B-0101	0	0	0	0	0	0	0		0
077-490-043	7388 Calle Real 1 & 2	18665	0	0	0	0	0	0	0		0
077-490-043	7388 Calle Real 3 & 4	18669	0	0	0	0	0	0	0		0
077-490-043	7388 Calle Real 5 & 6	18673	0	0	0	0	0	0	0		0
077-490-043	7388 Calle Real 7 & 8	18677	0	0	0	0	0	0	0		0
077-490-043	7388 Calle Real 9 & 10	18681	0	0	0	0	0	0	0		0
073-140-016	6830 Cortona Drive B6	24975	0	0	0	0	0	0	0		0
073-140-016	6830 Cortona Drive B5	24970	0	0	0	0	0	0	0		0
079-351-001	210 Palo Alto Dr.	20-B-0095	0	0	0	0	0	0	0		0
077-151-005	45 San Mateo Dr	21-B-0113	0	0	0	0	0	0	0		0
077-112-002	7181 Del Norte Drive	20-B-0391	0	0	0	0	0	0	0		0
Totals			0	70	0	8	0	1	6		85

Certificate of Occupancy											
Project Identifier			Affordability by Household Income - Certificate of Occupancy								
Current APN	Street Address	Local Jurisdiction Tracking ID	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	Certificates of Occupancy or other forms of readiness Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
073-080-028	6021 Hollister Ave	22-0051-ZC, 22-B-0268	0	0	0	0	0	0	0		0
077-182-012	342 Ravenscroft Dr	20-B-0348	0	1	0	0	0	0	0	11/23/2022	1
079-510-019	7637 Pinetree Pl., Unit C	21-B-0275	0	1	0	0	0	0	0	08/29/2022	1
079-323-008	7616 Pismo Beach Dr.	21-B-0349	0	0	0	0	0	0	0		0
079-415-005	2 San Milano Dr.	20-B-0369	0	1	0	0	0	0	0	10/31/2022	1
077-242-006	6174 Verdura Ave	21-B-0355	0	1	0	0	0	0	0	07/20/2022	1
069-153-014	5531 Somerset Drive	21-B-0475	0	0	0	1	0	0	0	05/05/2022	1
077-275-005	6167 Covington Way	21-B-0477	0	0	0	1	0	0	0	11/21/2022	1
077-153-012	30 Sonoma Ave	22-B-0105	0	0	0	0	0	0	0		0
079-414-016	7444 San Bergamo St	21-B-0074	0	0	0	1	0	0	0	11/10/2022	1
073-230-039	7298 Georgetown Rd Unit C	22-B-0047	0	0	0	0	0	1	0	09/01/2022	1
077-283-013	531 Dalton Way	21-B-0497	0	0	0	0	0	0	0		0
079-393-011	7526 Astoria Pl.	21-B-0406	0	0	0	0	0	0	0		0

077-312-001	434 Windsor Ave.	22-B-0143	0	0	0	0	0	0	1	11/16/2022	1
079-395-002	365 Coronado Dr	21-B-0271	0	0	0	0	0	0	0		0
073-183-001	7085 Scripps Crescent	22-B-0239	0	0	0	0	0	0	0		0
077-383-014	7303 Bassano Dr.	22-B-0090	0	0	0	0	0	0	1	10/24/2022	1
077-354-001	7341 Padova Dr Unit C	22-B-0093	0	0	0	0	0	0	0		0
077-212-006	6148 Coloma Dr	21-B-0264	0	0	0	0	0	0	0		0
077-322-033	6274 Muirfield Dr.	22-B-0244	0	0	0	0	0	0	0		0
077-093-003	7289 Tuolumne Drive	22-B-0269	0	0	0	0	0	0	0		0
077-142-011	2 Calaveras Ave, Unit B	22-B-0089	0	0	0	0	0	0	0		0
077-222-002	6280 Shamrock Ave	22-B-0230	0	0	0	0	0	0	0		0
079-570-012	7922 Rio Vista Dr.	22-B-0258	0	0	0	0	0	0	0		0
079-492-010	7668 Newport Dr.	22-B-0398	0	0	0	0	0	0	0		0
079-600-004	217 Calle Serrento	21-B-0372	0	0	0	0	0	0	0		0
073-200-001	416 Mills Way	20-B-0487	0	0	0	1	0	0	0	01/20/2022	1
079-415-012	7439 San Bergamo Dr.	20-B-0443	0	0	0	1	0	0	0	03/10/2022	1
073-221-037	228 Cannon Green Dr	21-B-0076	0	0	0	1	0	0	0	03/28/2022	1
079-464-015	145 San Milano	21-B-0062	0	0	0	1	0	0	0	03/29/2022	1
073-140-016	6830 Cortona Drive B1	24950	0	0	0	0	0	0	12	04/04/2022	12
073-140-016	6830 Cortona Drive B2	24955	0	0	0	0	0	0	16	04/04/2022	16

073-140-016	6830 Cortona Drive B3	24960	0	0	0	0	0	0	39	04/04/2022	39
073-140-016	6830 Cortona Drive B4	24965	0	0	0	0	0	0	39	04/04/2022	39
073-140-016	6830 Cortona Drive B7	24980	0	0	0	0	0	0	12	04/04/2022	12
073-140-016	6830 Cortona Drive B8	24985	0	0	0	0	0	0	16	04/04/2022	16
071-073-005	5629 Armitos Ave	21-B-0101	0	0	0	1	0	0	0	04/06/2022	1
077-490-043	7388 Calle Real 1 & 2	18665	0	0	0	0	0	0	2	05/18/2022	2
077-490-043	7388 Calle Real 3 & 4	18669	0	0	0	0	0	0	2	05/18/2022	2
077-490-043	7388 Calle Real 5 & 6	18673	0	0	0	0	0	0	2	05/18/2022	2
077-490-043	7388 Calle Real 7 & 8	18677	0	0	0	0	0	0	2	05/18/2022	2
077-490-043	7388 Calle Real 9 & 10	18681	0	0	0	0	0	0	2	05/18/2022	2
073-140-016	6830 Cortona Drive B6	24975	0	0	0	0	0	0	18	05/25/2022	18
073-140-016	6830 Cortona Drive B5	24970	0	0	0	0	0	0	24	05/26/2022	24
079-351-001	210 Palo Alto Dr.	20-B-0095	0	0	0	1	0	0	0	06/06/2022	1
077-151-005	45 San Mateo Dr	21-B-0113	0	1	0	0	0	0	0	09/01/2022	1
077-112-002	7181 Del Norte Drive	20-B-0391	0	0	0	1	0	0	0	12/07/2022	1
Totals			0	5	0	10	0	1	188		204

Project Information																	
Project Identifier					Unit Types					Housing with Financial Assistance and/or Deed Restrictions				Demolished/Destroyed Units			Notes
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Extremely Low Income Units	Was Project Approved using SB 35 Streamlining?	Infill Units?	Assistance Programs for each Development	Deed Restriction Type	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Number of Demolished/Destroyed Units	Demolished or Destroyed Units?	Demolished or Destroyed Units Owner or Renter	
073-080-028	073-080-028	6021 Hollister Ave	Super 8 Supportive Housing	22-0051-ZC, 22-B-0268	5+	Renter	59	N		HKEY, Other		Supporting Housing operated by Housing Authority	1000	0			ARPA
077-182-012	077-182-012	342 Ravenscroft Dr	ADU	20-B-0348	ADU	Owner	1	N				Will not be rented (\$0 rent)		0			
079-510-019	079-510-019	7637 Pinetree Pl., Unit C	ADU	21-B-0275	ADU	Owner	1	N				Will not be rented (\$0 rent)		0			
079-323-008	079-323-008	7616 Pismo Beach Dr.	ADU	21-B-0349	ADU	Owner	1	N				Will not be rented (\$0 rent)		0			
079-415-005	079-415-005	2 San Milano Dr.	ADU	20-B-0369	ADU	Owner	1	N				Will not be rented (\$0 rent)		0			
077-242-006	077-242-006	6174 Verdura Ave	ADU	21-B-0355	ADU	Owner	1	N				Will not be rented (\$0 rent)		0			

069-153-014	069-153-014	5531 Somerset Drive	ADU	21-B-0475	ADU	Renter	0	N				HCD Affordability Calculator , Avg for 2022 1BR		0			
077-275-005	077-275-005	6167 Covington Way	ADU	21-B-0477	ADU	Renter	0	N				HCD Affordability Calculator , Avg for 2022 1BR		0			
077-153-012	077-153-012	30 Sonoma Ave	ADU	22-B-0105	ADU	Owner	1	N				Will not be rented (\$0 rent)		0			
079-414-016	079-414-016	7444 San Bergamo St	ADU	21-B-0074	ADU	Renter	0	N				HCD Affordability Calculator		0			
073-230-039	073-230-039	7298 Georgetown Rd Unit C	ADU	22-B-0047	ADU	Renter	0	N				HCD Affordability Calculator , Avg for 2022 Studios		0			
077-283-013	077-283-013	531 Dalton Way	ADU	21-B-0497	ADU	Owner	1	N				Will not be rented (\$0 rent)		0			
079-393-011	079-393-011	7526 Astoria Pl.	ADU	21-B-0406	ADU	Owner	1	N				Will not be rented (\$0 rent)		0			
077-312-001	077-312-001	434 Windsor Ave.	ADU	22-B-0143	ADU	Renter	0	N						0			
079-395-002	079-395-002	365 Coronado Dr	ADU	21-B-0271	ADU	Owner	1	N				Will not be rented (\$0 rent)		0			

073-183-001	073-183-001	7085 Scripps Crescent	ADU	22-B-0239	ADU	Renter	0	N				HCD Affordability Calculator		0			
077-383-014	077-383-014	7303 Bassano Dr.	ADU	22-B-0090	ADU	Renter	0	N						0			
077-354-001	077-354-001	7341 Padova Dr Unit C	ADU	22-B-0093	ADU	Renter	0	N				HCD Affordability Calculator		0			
077-212-006	077-212-006	6148 Coloma Dr	ADU	21-B-0264	ADU	Renter	0	N						0			
077-322-033	077-322-033	6274 Muirfield Dr.	ADU	22-B-0244	ADU	Renter	0	N						0			
077-093-003	077-093-003	7289 Tuolumne Drive	ADU	22-B-0269	ADU	Renter	0	N				HCD Affordability Calculator , Avg for 2022 1BR		0			
077-142-011	077-142-011	2 Calaveras Ave, Unit B	ADU	22-B-0089	ADU	Owner	1	N				Will not be rented (\$0 rent)		0			
077-222-002	077-222-002	6280 Shamrock Ave	ADU	22-B-0230	ADU	Renter	0	N						0			
079-570-012	079-570-012	7922 Rio Vista Dr.	ADU	22-B-0258	ADU	Renter	0	N				HCD Affordability Calculator		0			
079-492-010	079-492-010	7668 Newport Dr.	ADU	22-B-0398	ADU	Renter	0	N				HCD Affordability Calculator		0			

079-600-004	079-600-004	217 Calle Serrento	ADU	21-B-0372	ADU	Owner	1	N				Will not be rented (\$0 rent)		0			
073-200-001	073-200-001	416 Mills Way	ADU	20-B-0487	ADU	Renter	0	N				HCD Affordability Calculator		0			
079-415-012	079-415-012	7439 San Bergamo Dr.	ADU	20-B-0443	ADU	Renter	0	N				HCD Affordability Calculator		0			
073-221-037	073-221-037	228 Cannon Green Dr	ADU	21-B-0076	ADU	Renter	0	N				HCD Affordability Calculator		0			
079-464-015	079-464-015	145 San Milano	ADU	21-B-0062	ADU	Renter	0	N				HCD Affordability Calculator		0			
073-140-016	073-140-016	6830 Cortona Drive B1	Cortona	24950	5+	Renter	0	N						0			
073-140-016	073-140-016	6830 Cortona Drive B2	Cortona	24955	5+	Renter	0	N						0			
073-140-016	073-140-016	6830 Cortona Drive B3	Cortona	24960	5+	Renter	0	N						0			
073-140-016	073-140-016	6830 Cortona Drive B4	Cortona	24965	5+	Renter	0	N						0			
073-140-016	073-140-016	6830 Cortona Drive B7	Cortona	24980	5+	Renter	0	N						0			
073-140-016	073-140-016	6830 Cortona Drive B8	Cortona	24985	5+	Renter	0	N						0			

071-073-005	071-073-005	5629 Armitos Ave	ADU	21-B-0101	ADU	Renter	0	N				HCD Affordability Calculator		0			
077-490-043	077-490-043	7388 Calle Real 1 & 2	Citrus Village	18665	SFA	Renter	0	N						0			
077-490-043	077-490-043	7388 Calle Real 3 & 4	Citrus Village	18669	SFA	Renter	0	N						0			
077-490-043	077-490-043	7388 Calle Real 5 & 6	Citrus Village	18673	SFA	Renter	0	N						0			
077-490-043	077-490-043	7388 Calle Real 7 & 8	Citrus Village	18677	SFA	Renter	0	N						0			
077-490-043	077-490-043	7388 Calle Real 9 & 10	Citrus Village	18681	SFA	Renter	0	N						0			
073-140-016	073-140-016	6830 Cortona Drive B6	Cortona	24975	5+	Renter	0	N						0			
073-140-016	073-140-016	6830 Cortona Drive B5	Cortona	24970	5+	Renter	0	N						0			
079-351-001	079-351-001	210 Palo Alto Dr.	ADU	20-B-0095	ADU	Renter	0	N				HCD Affordability Calculator		0			
077-151-005	077-151-005	45 San Mateo Dr	ADU	21-B-0113	ADU	Renter	0	N				HCD Affordability Calculator		0			

077-112-002	077-112-002	7181 Del Norte Drive	ADU	20-B-0391	ADU	Renter	0	N				HCD Affordability Calculator		0			
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Density Bonus

Project Identifier				Density Bonus			
Current APN	Street Address	Local Jurisdiction Tracking ID	Deed Restriction Type	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)

2022 GOLETA Housing Element Annual Progress Report

TABLE B - Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation	Restrictions	Year 1 - 2015	Year 2 - 2016	Year 3 - 2017	Year 4 - 2018	Year 5 - 2019	Year 6 - 2020	Year 7 - 2021	Year 8 - 2022	Year 9 - 2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	235	Deed restricted	0	4	0	0	0	0	0	0	0	78	157
		Non-Restricted	0	0	0	1	0	0	3	70	0		
Low	157	Deed restricted	0	73	0	0	5	0	0	0	0	115	42
		Non-Restricted	0	0	0	1	2	13	13	8	0		
Moderate	174	Deed restricted	5	0	7	0	0	0	0	0	0	17	157
		Non-Restricted	0	0	0	0	4	0	0	1	0		
Above Moderate	413		346	244	210	115	274	5	2	6	0	1,202	0
Total Units			351	321	217	117	285	18	18	85	0	1,412	
Total RHNA	979	Total Remaining Need for RHNA Period											356

*Note: Units serving extremely low-income households are included in the very low-income permitted units totals

2022 GOLETA Housing Element Annual Progress Report

TABLE C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need

No Data Available

2022 GOLETA Housing Element Annual Progress Report

TABLE D - Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583			
Program Description			
Name of Housing Element Program	Objective	Timeframe in H.E.	Status of Program Implementation
HE 1.1 Code Compliance	Code Enforcement Officer initiate investigation into housing related code deficiencies generally within seven days	2022	Ongoing
HE 1.2 Housing Rehabilitation	Rehabilitation of 82 units	2022	Ongoing
HE 1.3 Monitor and Preserve Assisted Affordable Housing Units	Preserve 33 affordable units	2022	Ongoing
HE 1.4 Preserve Mobile Home Parks and Facilitate MHP Ownership	Preserve approx. 650 mobile homes	2022, Consider adopting a tiered development impact structure by 2018	Ongoing
HE 1.5 Limit Conversion of Rental Housing to Condominiums or Nonresidential Use	The City will deny condominium conversions unless the rental vacancy rate has averaged 5 percent or greater during the preceding 3-year period	2022, Zoning Ordinance amendment in 2015	Ongoing
HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs	Assist 75 very low-income households with the Section 8 vouchers program	2022	Ongoing
HE 2.1 Encourage a Diverse Range of New Housing	Addition of the following units: 118 Extremely Low Income; 117 Very Low Income; 157 Low Income; 174 Moderate Income; 413 Above Mod	2022, Zoning Ordinance amendment in 2015	Ongoing
HE 2.2 Linkage of Housing and Jobs	Encourage adequate housing opportunities that meet the needs of the local workforce	2022, Affordable Employee Housing Plan by 2018, Zoning Ord. amendment in 2015	Ongoing
HE 2.3 Housing Design Principles for Multifamily and Affordable Housing	Design of new multifamily and affordable housing must provide stable, safe, and attractive neighborhoods through highquality architecture, site planning, and amenities	2022, Zoning Ordinance amendment in 2015, Prepare design guidelines by 2018	Ongoing
HE 2.4 Facilitate Affordable Housing Development	New Units: 118 Extremely Low Income; 117 Very Low Income; 157 Low Income; and 174 Moderate Income	2022, Zoning Ordinance amendment in 2015	Ongoing
HE 2.5 Inclusionary Housing	New Units: 18 Ex Low Income; 17 Very Low Income; 35 Low Income; 5 Moderate Income; 5 Above Moderate Income	2022, Zoning Ordinance amendment in 2015	Ongoing

HE 2.6 Transfer of Development Rights	Identify criteria and enact procedures to allow Transfer of Development Rights (TDR) within city boundaries if they will result in the development of special needs and/or affordable housing in appropriate locations	Zoning Ordinance Amendment in 2018	No Action to Date
HE 2.7 Encourage Accessory (Second) Residential Units	20 new second units	2022, Zoning Ordinance amendment in 2015, Prepare design guidelines by 2018	Ongoing
HE 2.8 Funding for Affordable Housing	Develop ongoing City and external sources of funding to support affordable housing	2022, Develop CDBG 5-year Consolidated Plan in 2018, ZO amd. And CAHFP in 2015	Ongoing
HE 3.1 Support Fair Housing Opportunities	Support efforts to eliminate discrimination on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary factors consistent with state and federal fair housing law	2022, Zoning Ordinance amendment in 2015	Ongoing
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	2022, Zoning Ordinance amendment in 2015	Ongoing
HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development	Work with commercial and nonprofit developers to provide housing using a cooperative model or similar approaches	2022	Ongoing
HE 4.1 Rehabilitation and Energy Loan Programs	712 Rehabilitation and Energy Loans	2022	Ongoing
HE 4.2 Resource Conservation in Existing and New Residential Development	Promote retrofitting of existing residential structures to reduce energy consumption; enforce residential energy conservation building standards; require residential design to provide a maximum solar orientation	2022	Ongoing
HE 4.3 Use of Renewable Energy Sources	For new projects, encourage the incorporation of renewable energy sources	2022, Zoning Ordinance amendment in 2015	Ongoing
HE 4.4 Transit Oriented Development	Encourage transit-oriented housing development to enable efficient public transit systems and alternatives to driving (walking and bicycling)	2022	Ongoing
HE 5.1 Monitor Progress Toward Housing Objectives and Refine Programs	Monitor progress in implementing Housing Element programs as part of the Annual General Plan Progress Report	2022	Ongoing
HE 5.2 Community and Regional Collaboration	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	2022	Ongoing

2022 GOLETA Housing Element Annual Progress Report

TABLE E - Commercial Development Bonus Approved pursuant to GC Section 65915.7

No Data Available

2022 GOLETA Housing Element Annual Progress Report

TABLE F - Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(2)

	Affordability by Household Incomes (Units that DO NOT count towards RHNA)				
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
Total Units by Income	0	0	0	0	
	Affordability by Household Incomes (Units that DO count towards RHNA)				
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
Total Units by Income	0	0	0	0	

2022 GOLETA Housing Element Annual Progress Report

TABLE G - Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of (CCR Title 25 § 16202)

No Data Available

2022 GOLETA Housing Element Annual Progress Report

TABLE H - Locally Owned Surplus Sites (CCR Title 25 § 16202)

No Data Available

2022 GOLETA Housing Element Annual Progress Report

LEAP Reporting (CCR Title 25 § 6202)

Total Award Amount	150,000.00				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Initiation	3,000.00	2,890.00	Completed	None	
Data Gathering/Document Research and Review	12,000.00	8,027.50	Completed	None	
Public Outreach	35,000.00	19,740.00	Completed	None	
Objective Design Standards	85,000.00	57,508.75	Completed	None	
Public Review and Adoption, Implementation	15,000.00	.00	In Progress	None	

Appendix D

Housing Successor Annual Report Regarding the Low and Moderate Income Housing Asset Fund for Fiscal Year 2021-2022 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 2021-22
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 November 30, 2022. This Report sets forth certain details of the City of Goleta (Housing Successor) activities during Fiscal Year 2021-22 (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 2021-22 (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. However, reporting of the Income Test is not required until 2019.
- 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	\$163,636
Total Value of Housing Successor Assets	\$163,636

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 <http://www.cityofgoleta.org/city-hall/neighborhood-services-and-public-safety/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 <http://www.cityofgoleta.org/city-hall/neighborhood-services-and-public-safety/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 is 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%

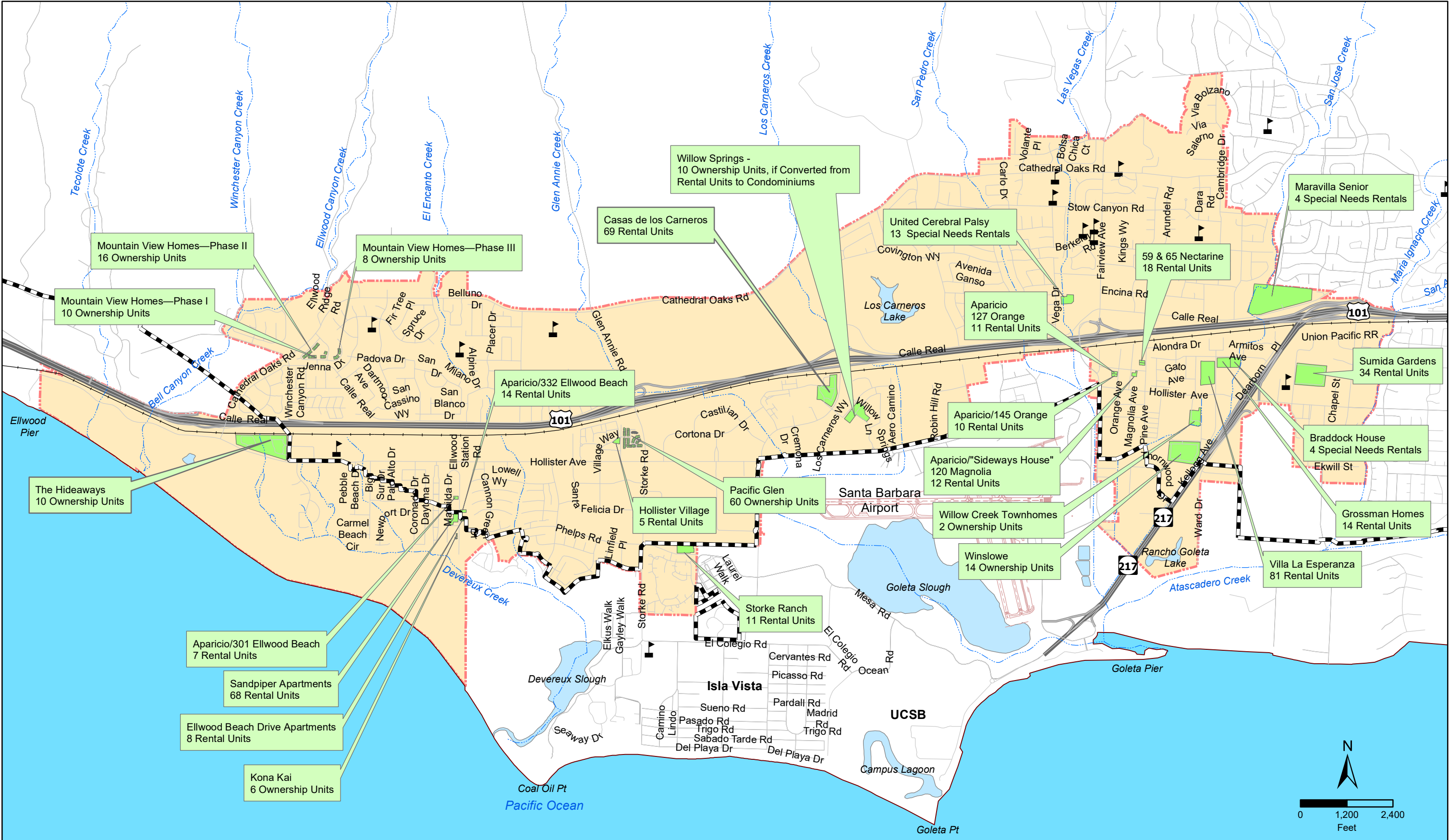
XI. EXCESS SURPLUS TEST

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



Legend

Existing Affordable Housing Units

Goleta City Boundary

Other Features

Coastal Zone

Creeks

Schools

Appendix E
Goleta Affordable Housing

December 31, 2022

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Attachment 2
Draft Notice of Exemption

NOTICE OF EXEMPTION (NOE)

To: ☐ Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

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 2022 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 Planning and Research and the California Department of Housing and Community Development.

The General Plan 2022 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 OPR, 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 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 2021-22. Appendix E is an informational map denoting affordable housing units located within the City in 2022.

Name of Public Agency Approving the Project: City of Goleta

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

NOTICE OF EXEMPTION (NOE)

Exempt Status: *(check one)*

- ☐ 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 2022 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 2022 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