



Agenda Item C.1
DISCUSSION/ACTION ITEM
Meeting Date: March 20, 2018

TO: Mayor and Councilmembers

FROM: Peter Imhof, Planning & Environmental Review Department Director

CONTACT: Anne Wells, Advance Planning Manager
J. Ritterbeck, Senior Planner

SUBJECT: General Plan/Coastal Land Use Plan 2017 Progress Report

RECOMMENDATION:

Adopt Resolution No. 18-__ entitled "A Resolution of the City Council of the City of Goleta, California, Approving the General Plan/Coastal Land Use Plan 2017 Progress Report" (Attachment 1).

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 pursuant to Section 65040.2 of the 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 was 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 General Plan 2017 Progress Report is not a project under the California Environmental Quality Act (CEQA) because it is merely an informational document and

does not make decisions for City actions. Instead, the Progress Report serves to document progress towards implementing the General Plan.

The Planning Commission considered the contents of the 2017 Progress Report on February 26, 2018, provided suggested revisions to the Report, and recommended that the Council consider the item for submittal to the State agencies.

DISCUSSION:

The General Plan/Coastal Land Use Plan 2017 Progress Report is organized into three sections. A summary of each section 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. Each implementation action or program is presented in its entirety, followed by a summary of the related activity that occurred. The regional housing needs 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 Resolution from February 26, 2018 and the City Council resolution referenced below. Appendix C is a copy of the online survey 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 2016-17. Appendix E is an informational map denoting affordable housing units located within the City in 2017.

After review of the Progress Report, as provided in Exhibit 1 of Attachment 1, the City Council is asked to adopt the attached Resolution, officially recommending submitting said report to the State.

ALTERNATIVES:

None are recommended.

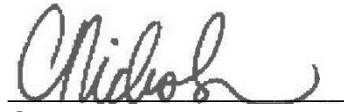
FISCAL IMPACTS:

Preparation of this report was included in the adopted FY 2017–18 Budget under Program 4300 of the Advance Planning Division.

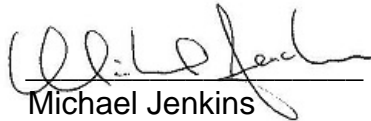
Reviewed By:

Legal Review By:

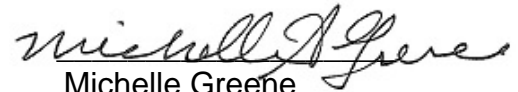
Approved By:



Carmen Nichols
Deputy City Manager



Michael Jenkins
City Attorney



Michelle Greene
City Manager

ATTACHMENT:

1. City Council Resolution 18-__: "A Resolution of the City Council of the City of Goleta, California, Approving the General Plan/Coastal Land Use Plan 2017 Progress Report".

ATTACHMENT 1

City Council Resolution 18-__:
“A Resolution of the City Council of the City of Goleta, California,
Approving the General Plan/Coastal Land Use Plan
2017 Progress Report”

RESOLUTION NO. 18-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, APPROVING THE GENERAL PLAN / COASTAL LAND USE PLAN 2017 PROGRESS REPORT

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.*, requires the City to use in the report forms and definitions adopted by the California Department of Housing and Community Development (“HCD”) to report on the status and progress implementing the City’s Housing Element; and

WHEREAS, California Government Code Section 65400(a)(2)(C) 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, on March 20, 2018, the Planning Commission considered the contents of the General Plan 2017 Progress Report (“Progress Report”) a copy of which is attached hereto as Exhibit 1, considered oral and written comments from interested persons, and recommended that the City Council approve and direct submittal of the Progress Report to the OPR and HCD, consistent with the requirements of California Government Code Section 65400(a); and

WHEREAS, the City Council conducted a public meeting on March 20, 2018, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council considered the entire administrative record, including staff reports, the 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. Approval of General Plan 2017 Progress Report

Pursuant to Section 65400(a)(2) of the Government Code, the City Council has reviewed the General Plan 2017 Progress Report, attached as Exhibit 1 and incorporated herein by reference, and finds that the Progress Report adequately assesses the status of the General Plan and progress in its implementation; adequately provides information regarding the City's progress in meeting its share of regional housing needs; uses the forms and definitions adopted by HCD to report on the status and progress in implementing the City's Housing Element; adequately assesses the degree to which the General Plan complies with the General Plan Guidelines; and accurately documents the date of the last revision to the General Plan. The City Council therefore approves the General Plan 2017 Progress Report.

SECTION 3. Submittal of General Plan 2017 Progress Report

The City Council directs the City's Advance Planning Manager, or her designee, to submit the Progress Report to OPR and HCD on or before April 1, 2018 in accordance with the provisions of Government Code Section 65400(a)(2).

SECTION 4. 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 5. 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 20th day of March 2018.

PAULA PEROTTE, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MICHAEL JENKINS
CITY ATTORNEY

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

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO
HEREBY CERTIFY that the foregoing City Council Resolution No. 18-__ was
duly adopted by the City Council of the City of Goleta at a regular meeting held
on the 20th day of March 2018, by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

DRAFT
General Plan/Coastal Land Use Plan
2017
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
J. Ritterbeck, Senior Planner

On Behalf of:
Goleta City Council
Goleta Planning Commission

March 20, 2018

This page is intentionally left blank.

<u>Table of Contents</u>	<u>Page Number</u>
1.0 Introduction.....	1
2.0 General Plan Amendment Status.....	3
2.1 Background.....	3
2.2 Status of Amendments in 2017.....	3
2.3 Summary.....	5
3.0 General Plan Implementation Progress.....	7
3.1 Land Use Element.....	7
3.2 Open Space Element.....	10
3.3 Conservation Element.....	13
3.4 Safety Element.....	15
3.5 Visual and Historic Resources Element.....	17
3.6 Transportation Element.....	19
3.7 Public Facilities Element.....	23
3.8 Noise Element.....	23
3.9 Housing Element.....	24
3.10 Housing Element Tables.....	46

<u>List of Tables</u>	<u>Page Number</u>
Table 1 General Plan Amendments (as of December 31, 2017).....	5-6
Table 2 Residential Units Completed in 2017.....	47
Table 3 Total Built Residential Units by Income Group.....	47
Table 4 Housing Objectives Update.....	48

Appendices

Appendix A	General Plan Implementation Actions and Programs Summary 2017
Appendix B	City Council and Planning Commission Resolutions
Appendix C	Department of Housing and Community Development Tables
Appendix D	Housing Successor Annual Report Regarding the Low and Moderate Income Housing Asset Fund for Fiscal Year 2016-17 Pursuant to California Health and Safety Code Section 34176.1(f) for the City of Goleta
Appendix E	Goleta Affordable Housing Map

This page is intentionally left blank.

1.0 INTRODUCTION

Government Code Section 65400 requires the City to annually prepare a report 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 concludes with a set of 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. 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 2017. 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.

The General Plan has been amended a total of seventeen times since its adoption in 2006, with all but one being in the form of land use designation changes and policy amendments. 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 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)(1) and (2), this General Plan Progress Report must be recommended 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 Planning Commission Resolution 18-xx and City Council Resolution 18-xx, which document the recommending and approval actions.

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 formerly required to be updated every eight years.

City Council Resolution 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 is 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 2017

The following section describes General Plan Amendments in 2017.

General Plan Amendments Adopted in 2017

Hollister/Kellogg Park: Adopted on October 17, 2017 via Resolution No. 17-46, the City Council amended the General Plan/Coastal Land Use Plan to designate the Hollister/Kellogg Park site as a planned active park site within the Open Space Element and to change the land use designation from Planned Residential/Old Town Commercial to Open Space-Active Recreation within the Land Use Element. The project is known as the “Old Town Park Project” and will become a public City park located at 170 South Kellogg (APN 071-090-090). The environmental review for this project has been completed and the project is currently still in the design phase. The site was originally acquired by the Goleta’s Redevelopment Agency (RDA); however, with the dissolution of RDAs throughout the State, the ownership of the land was in limbo for some time until the City was finally able to receive all required State approvals to acquire the property in January 2018.

General Plan Amendment Initiations in 2017

Fire Station 10: Adopted on May 2, 2017 via Resolution No. 17-15, the City Council initiated the processing of a city-requested General Plan Amendment for APN 079-210-075 to allow for the construction of Fire Station 10, which would be located at the site in order to provide adequate emergency fire protection services to the area of western Goleta.

Transportation Element. Adopted on October 3, 2017 via Resolution No. 17-44, the City Council initiated the processing of a city-requested General Plan Amendment to update Transportation Element Figure 7-2 (Functional Street Classification and Key Intersections Map) and Related Transportation Element Policy TE 3 (Streets and Highways Plan and Standards). The changes to Figure 7-2 would allow City staff to submit a request to Caltrans to change the classification of streets within the City to better reflect their true function and thus allow the City to post and enforce the appropriate speed limits and help ensure public safety. The initiated General Plan amendment also allows staff the opportunity to review the City's street system classification as detailed in Policy TE 3 to ensure that the City's street standards best align with state and federal standards.

Pending General Plan Amendments in 2017

The **Shelby Residential Project** is a proposed new residential project 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 currently remains on hold pending resolution of water issues arising from the ongoing drought.

The **Kenwood Village 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. A Draft Environmental Impact Report was released for the project on May 12, 2016, but 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.

The **Heritage Ridge 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 (APNs 073-060-031 through -043). The EIR consultant is currently working on completing responses to comments and other updates to the draft EIR. Staff currently expects to be able to bring the project to the Planning Commission sometime in the spring of 2018.

Withdrawn / Uninitiated / Denied General Plan Amendments in 2017

The **Hollister Village Apartment Project** proposed to change Figure 2-1, the Land Use Plan Map for APNs 073-030-026, -027, and -028 from Community Commercial (C-C) back to Residential Medium Density (R-MD) for the development of 33 residential studio and apartment units on a 1.84-acre site. Previously, these parcels were approved for 12,687 square feet of retail space, five live/work residential dwellings, associated parking, and a 0.42-acre open space/park as part of the Westar Mixed-Use Project (Hollister Village). This project was denied by the City Council on October 3, 2017.

6975 Santa Felicia Drive: Requests for consideration of Case No. 17-052-GPA for the initiation of a General Plan Amendment for 6975 Santa Felicia Drive to change the land use designation from C-C were denied by the City Council on July 18, 2017 and again on October 3, 2017.

2.3 Summary

During 2017, there was one amendment to the General Plan. Prior to that, the last revision to the General Plan was on October 20, 2015. Table 1 presents a summary of all adopted General Plan amendments. The General Plan as amended through 2017 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)(C).

**TABLE 1
GENERAL PLAN AMENDMENTS (AS OF DECEMBER 31, 2017)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

1. The City of Goleta adopted the Goleta General Plan / Coastal Land Use 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 2017 reporting period. 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 2017: The City released a Public Review Draft of the New Zoning Ordinance on November 19, 2015. In 2016, the City began extensive public outreach efforts to encourage public involvement in the review of the New Zoning Ordinance draft. In total, the City conducted 43 public meetings, 16 stakeholders meetings, two full days of interviews, and initiated Spanish translation services as a result of those efforts. The most recent series of public meetings included “page-turn” reviews of sections of the draft document in order to gather more finely pointed comments and feedback throughout the entire document. Edits and revisions are currently being made to the draft New Zoning Ordinance and City staff expects to release an updated draft to the public in 2018.

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 2017: The City prepared a Sphere of Influence 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 Sphere of Influence coterminous with the City limits. Since the LAFCo-established SOI did not reflect the City's request, 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 2017: No new traffic mitigation agreements were initiated in the year 2017. The City continues to work with the County of Santa Barbara on a reciprocal mitigation agreement for the payment of mitigation fees from private developers for new development in Goleta. Additionally, the City continues to be engaged in working to develop an agreement with the City of Santa Barbara for anticipated Santa Barbara Municipal Airport expansions.

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 2017: The City currently has design criteria for residential districts embedded within the General Plan as well as within existing resolutions and ordinances. Site development standards are included in Part II of the Public Review Draft of the New Zoning Ordinance (e.g., allowable uses, setbacks, lot size, height, etc.) and Design Review standards are included in Part V (e.g., size, bulk, scale, colors, materials, layout, etc.) in order to ensure compatibility of new development, as well as remodels/redevelopment of existing development, with the surrounding neighborhood and community. The extensive public outreach effort for the draft ordinance also included a detailed review of these neighborhood compatibility aspects of the document.

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 2017: To date, the City has not pursued creating a new 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 2017: Together, the Planning and Environmental Review Department and the Neighborhood Services and Public Safety Department continue to work with property owners in the South Kellogg Industrial Area to improve this part of the City. 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 has responded to a small number of complaints for businesses operating in a disruptive manner.
- d. Permit Applications. In 2017, the City approved a self-storage facility at the property located at 10 South Kellogg Avenue (APN 071-090-082). There are currently no other permit applications 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 Zoning Code Compliance Officer 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 past without the substantial progress and improvement to the site being demonstrated, the City may initiate more intense code enforcement efforts and/or a General Plan amendment process to consider redesignation of the subject area to "Planned Residential – 8 units/acre" or other appropriate land use category.

The City may determine that it is time to initiate more intense code enforcement efforts and/or may consider a General Plan amendment to redesignate the subject area to a more appropriate land use category as Land Use Element Policy 4.6 indicates above.

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 2017: Although the New Zoning Ordinance 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, the Public Review Draft of the New Zoning Ordinance 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. The New Zoning Ordinance will replace the original County-based Zoning Code that was adopted by the City upon incorporation in 2002. Upon adoption of the new zoning code, the City will have fully implemented this action of the General Plan, Open Space Element.

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 2017: The County of Santa Barbara prepared an AB 1600 Study (or a “nexus study”), as required by the Mitigation Fee Act of 1987, and adopted development impact fees. Upon incorporation, the City inherited and incorporated the County's impact fees for new development. In 2016, Public Works staff presented to the City Council the AB 1600 Annual Financial Reports for the City of Goleta's Development Impact Fees. The Council also voted to make annual adjustments to the Development Impact Fee rates automatic based upon the Construction Cost Index that the Engineer News Record publishes via Reso. No. 16-24. Lastly, as discussed on page 17 of the City's Two-Year Budget Plan for Fiscal Years 2017/18 and 2018/19, the City will be completing a Development Impact Fee Nexus Fee Study in Fiscal Year 2017/18.

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 2017: Existing revenue sources are used to maintain the open spaces. These sources include Park Development Impact Fees, Open Space Acquisition Reserves, and grant funding. The City has purchased 7 of the 18 parcels in the City's Open Space Overlay, located adjacent to Ellwood Mesa Open Space and is currently in negotiations with other property owners to acquire more properties. Negotiations for the City to acquire a seventh property, located at the southern end of Mathilda Drive (APN 079-554-026), also occurred in 2017 and the purchase was completed in January 2018. The City was able to secure partial funding for the purchase of an 8th parcel in the Overlay (APN 079-554-031) and will continue to seek additional opportunities to obtain the remaining funds needed. 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. 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 2017: In May of 2015, the City Council approved the City's Recreation (Rec) Needs Assessment, which analyzed both current recreation resources and offerings, and projected community needs to guide future planning efforts. The Rec Needs Assessment project was the first step in the preparation of a broader Park System Master Plan. Throughout the remainder of 2015 and 2016, City staff worked with the City's Parks and Recreation Commission in prioritizing recommendations identified in the assessment. In November 2016, the City hired its first Parks and Recreation Manager whose priority was to begin implementing the recommendations in the Rec Needs Assessment.

In December of 2017, the Council authorized the City Manager to execute a Professional Services Agreement between the City and a consulting firm (KTU&A) to prepare a Parks, Facilities, and Playgrounds Master Plan. Staff anticipates the final report will be presented to the Parks & Recreation Commission and to the City Council early in 2019. The scope of work largely includes, but is not limited to, the following:

- Data Collection: Historical information and inventory; Incorporate other City plans and previous studies; Update demographic information, and; Inventory of all parks, open space, amenities, facilities and playgrounds.
- Analyze Existing Conditions: Compare nationwide trends; Compare similar communities; Determine a standard “Level of Service”; Identify deficiencies; Develop maintenance standards and tools to measure efficiencies, and; Develop a master sign policy/sign replacement with cost analysis for branding of City parks.
- Future Plans and Funding: Develop a lifecycle maintenance and replacement plan for buildings and amenities; Prioritize all future projects; Identify locations and costs for future facilities, and; Identifying community need for specific park types, such as athletic fields, pocket parks, and/or playgrounds.

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 2017: The City’s two largest open space sites are the Ellwood Mesa/Sperling Preserve and the Lake Los Carneros Natural and Historical Preserve. Although there are no current individual park plans, general maintenance and management plans for these two sites are implemented on a regular basis. A new plan for trail improvements and habitat restoration at the Ellwood site is currently in progress, while the management plan for the Lake Los Carneros site was identified in 2017 as being outdated and requiring restudy by the City in the near future. As part of the final Parks, Facilities, and Playgrounds Master Plan, the City will incorporate all of the components of this implementation action.

Notably, on September 27, 2017, the City was issued an Emergency Permit (Case No. G-4-17-0048) by the California Coastal Commission for the removal of 29 Eucalyptus trees on Ellwood Mesa that posed an immediate threat to public safety, with 5 trees being removed on September 30, 2017 and the remaining 24 removed on November 29, 2017. The grove of Eucalyptus trees serve as habitat area and aggregation site for the Monarch Butterfly, which also serves as one of the City’s most popular recreation destinations. With an estimated 900-1,000 trees surveyed as dead or dying, several public trail segments have been temporarily closed throughout this area until a Habitat Management Plan can be developed and all potential hazards are removed or otherwise abated. City Advance Planning staff is currently working with all interested parties to monitor the situation and develop the final plan for managing and monitoring the entire grove and habitat area, which will also be incorporated into the final Parks, Facilities, and Playgrounds Master Plan either directly, or by reference.

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 2017: ESHA regulations are included in the Public Review Draft of the New Zoning Ordinance (Chapter 17.31 – Environmentally Sensitive Habitat Areas). Upon adoption of the new zoning code by the City Council, the City will have fully implemented this action.

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 2017: In early 2017, staff began review of the existing Thresholds and creating draft templates for each applicable issue area but were redirected to focus on current planning cases and the update was temporarily placed on hold. As included within the "Citygate PER Department Assessment Report", which was presented to the Council on February 7, 2018, preparation of a CEQA Thresholds Manual Update was added to the 2018 Workload Projection for the Current Planning Division. When the update is completed, the protection policies for sensitive resources within the Conservation Element, including water, agricultural, air quality, energy, and other sensitive habitat areas, will be incorporated into the updated CEQA Thresholds Manual.

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 2017: On June 20, 2017, the City Council adopted a Resolution (Reso. No. 17-24) to approve the 2017-2019 Strategic Plan as a policy document to be used by the City in prioritizing city-wide projects and programs. Within the Plan is an emphasis to support environmental vitality with a strategic goal to develop a Creek and Watershed Management Plan. The City's Fiscal Year 2018/19 budget has line-item detail of \$200,000 for professional services to develop the Plan. While no request for proposals (RFP) has yet been posted, the City expects development of the Plan to begin sometime in 2018-2019.

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 2017: The Urban Forest Management Plan was adopted on June 7, 2011, and as a result the Public Tree Advisory Commission (PTAC) was created. In late 2016, the City Council approved and adopted the Revised Urban Forest Management Plan. Current practice is to require that applications for new development that could affect adjacent trees include tree protection measures, such as fencing to protect critical root zones, replacement ratios for removed or damaged trees, as well as long-term maintenance or monitoring requirements. Consideration of a new City Tree Protection Ordinance could be discussed after adoption of the New Zoning 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 2017: On July 15, 2014, the City Council adopted the City's Climate Action Plan (CAP) via Resolution 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. In 2016, City staff coordinated with Santa Barbara County staff on the CCE progress, which is still in development. For more information on the CCE refer to: <http://www.centralcoastpower.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. 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.

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 2017: The New Zoning Ordinance contains standards for proposed development and new land uses in coastal, geological, and fire hazards located within Chapter 17.33. Additionally, regulations creating an "AE" Airport Environs Overlay District are also included in the New Zoning Ordinance within Chapter 17.17. Upon adoption of the new zoning code, the City will have fully implemented this action of the General Plan, Safety Element.

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 2017: Construction of Phase I, which is the southern-most 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 sometime in 2018. Once the City has acquired the remaining areas of required right-of-way and received the subsequent approvals by Caltrans, construction is expected to begin sometime in 2019. 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 much 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 2017: The City actively participates in the County's monthly meetings of the System Safety and Reliability Review Committee. Throughout the year, safety audits are scheduled and conducted for all facilities within the Santa Barbara County through this committee, of which, the only facility within the City of Goleta is the Ellwood Onshore Facility (EOF). An annual safety audit was completed on July 11-12, 2017 for the EOF to evaluate the facility's compliance with its Safety, Inspection, Maintenance and Quality Assurance Program. Additionally, the City has been actively involved with the April 17, 2017 Venoco lease quitclaim and bankruptcy, and final wrap-up of the Plain All American Pipeline Emergency Permit is currently underway by the City and the California Coastal Commission staff.

SE-IA-4 Multihazard Emergency Response Plan. The City shall prepare and maintain a multihazard emergency response plan. The plan shall be coordinated as appropriate with the County of Santa Barbara's Emergency Response Plan.

Summary 2017: The City's Multi-Jurisdictional Hazard Mitigation Plan, adopted by City Council in 2012, identifies natural hazards throughout Santa Barbara County. The plan includes all eight cities and presents an assessment of critical facilities vulnerable to these hazards. The plan also lists potential actions needed to reduce risk and future damage. An update to this Plan was completed in 2017, was approved by the State Office of Emergency Services and FEMA, and adopted by the City via City Council Resolution Nos. 17-32 and 17-33. This Plan is typically updated every 5 years.

The City also complies with this implementation action via 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 on October 7, 2014. 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. New employees hired in 2017 received NIMS/SEMS training to ensure that all City employees are certified disaster service workers.

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 2017: The City of Goleta is compliant with California Fire Code (2013) Chapter 49 – Requirements for Wildland-Urban Interface Fire Areas via Resolution No 14-19. As of 2017, the City has not adopted 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 2017: The Public Review Draft of the New Zoning Ordinance includes standards for design review, development standards, parking regulations, and sign regulations. Design Review standards are included in Part V, Chapter 17.56 (e.g., size, bulk, scale, colors, materials, layout) in order to ensure compatibility of new development, as well as remodels/redevelopment of existing development, with the surrounding neighborhood and community. Site development standards are included in Part II, Chapters 17.07 – 17.13 of the Public Review Draft of the New Zoning Ordinance (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, Chapter 17.39 (e.g., required number, size, location, bicycle parking) in order to ensure adequate on-site parking is provided. Sign regulations are included in Part IV, Chapter 17.41 (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, which when completed will be brought before the City Council for inclusion in the New Zoning Ordinance. See summary of VH-IA-4 for more details.

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 2017: Design Review is under the authority of the Goleta Municipal Code 2010, Title 2 Administration & Personnel, Chapter 2.08 Design Review Board. The City currently has architectural and design guidelines for commercial projects (adopted April

7, 2003 via Reso. 03-20) and projects within the Old Town Heritage District, which were adopted by the County in 2001 and subsequently adopted by the City upon incorporation on February 1, 2002 (Reso. 02-01). Within the New Zoning Ordinance, general design guidelines have been incorporated for landscaping, lighting, parking and loading areas, and signage in order to provide clear direction for new and existing development throughout the City. Additionally, several of the City's Design Review Board members have been active participants and contributors to the general design guidelines and City staff is beginning discussions with the Design Review Board to further develop more precise design goals and policies to be incorporated within city-wide Design Guidelines for all forms of development.

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 2017: As part of the City's view of large projects that are subject to CEQA review, visual simulations or story poles are often requested in order to determine whether significant visual impacts would occur and/or require mitigation. No significant progress was made on establishing formal procedures in 2017.

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 2017: In June 2016, the City Council entered into an agreement with Historic Resources Group and allocated funding for the development of a Historic Preservation Program. Throughout 2017, the City held a series of public workshops in order to develop the "Historic Context Statement", which provides the framework for evaluating a property for historic significance and integrity. Once the Statement is finalized, the final Historic Preservation Program can be developed and the City can begin discussions to determine the responsible authority to administer the Program.

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 2017: The County of Santa Barbara prepared an AB 1600 Study (or a “nexus study”), as required by the Mitigation Fee Act of 1987, and adopted development impact fees. Upon incorporation, the City inherited the existing fees. At a public meeting in 2016, Public Works staff presented the AB 1600 Annual Financial Reports for the City of Goleta’s Development Impact Fees to City Council and since then has been gathering data to revalidate and update the City’s traffic model. The update will also be structured to incorporate both bicyclist and pedestrian traffic counts in order to determine roadway levels of service. This change will result in a more comprehensive and diverse analysis but requires additional time to complete. The new Goleta Transportation Impact Program (GTIP) study is anticipated to be drafted sometime in 2018.

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 2017: The maintenance of a Capital Improvement Program (CIP) and budget is an ongoing activity of the Capital Improvement Program Division of the Public Works Department. Staff reviews the CIP in five year increments, with annual evaluations, following the fiscal (not calendar) year to support the budget process, consistent with the direction provided in TE-IA-2. On June 9, 2015, Council adopted the City of Goleta Two-Year Operating Budget and Capital Improvement Program Budget for Fiscal Years 2015/16 and 2016/17 (Resolution No. 15-25). On June 7, 2016 (mid-cycle of the two-year budget) Council amended the City of Goleta Two-Year Operating Budget and Capital Improvement Program Budget for Fiscal Years 2016/17. The report and presentation included a five year CIP. There are 45 projects included in the CIP budget for a total of \$119.41 million.

Projects under construction during the previous year included the HAWK Signal and Crosswalk Improvements at the Goleta Valley Community Center (GVCC), city-wide paving projects, installing rectangular flashing beacons at Hollister and Orange, the Hollister Class I bikeway, Ward Drive Class II bike lanes, installing sidewalks on Magnolia Avenue in Old Town, and both landscaping and concrete improvements along Cathedral Oaks.

A number of other projects were in the design and preliminary design phase, some of which include: San Jose Creek Bike Path Middle Extent, Old Town Sidewalk In-fill, Ekwil Street and Fowler Road Extension, Hollister Avenue Bridge Replacement (San Jose Creek Phase II), Old Town Hollister Avenue Complete Streets Corridor Plan, San Jose Creek Bike Path Southern Extent, Bicycle and Pedestrian Master Plan, Armitos Bridge, Fire Station Number 10, the Civic Center, and Highway 101 Overpass.

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 2017: Street engineering design standards were adopted upon City incorporation using the County of Santa Barbara standards. Nothing specific has been developed beyond these standards.

In 2014, the City was awarded \$236,000 from the U.S. Department of Transportation (TIGER Grant) to support the Hollister Avenue Complete Streets Corridor Project in Old Town Goleta. In 2015, the City entered into an agreement with FHWA for acceptance of the TIGER Grant funding. The funding will be used to conduct engineering and traffic studies along a stretch of Hollister Avenue in Old Town Goleta. Goals of the project include expanding Old Town Goleta's transportation options by making streets within the corridor safer and more convenient for all travel modes (including driving, walking, bicycling, and transit) and for all road users (including seniors, children, and disabled persons) and improving environmental quality by sustainably increasing landscaping along Hollister Corridor medians and streetscapes. The project will establish standards for design of streets facilities within the Old Town Hollister Corridor. In 2016, a consultant was selected and preliminary planning began.

Additionally, in 2014, the City also applied for and received a \$203,415 grant from the California Strategic Growth Council for a Bicycle/Pedestrian Master Plan project. In 2015, staff selected a consultant to prepare the plan. In 2016 numerous public meetings were held and surveys conducted. Project development continued in 2017, and in conjunction with the Bicycle/Pedestrian Master Plan, design standards will be developed for a typology of different streets and scenarios which will be incorporated into the street design standards.

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 2017: While the City does not have a comprehensive NTMP, efforts are still underway to implement existing regulations (i.e., AB 321) and the City has recently finished installing traffic calming measures to reduce school zone vehicle speeds consistent with City Council Resolution 07-65.

The City actively participates with the Goleta Union School District to ensure that traffic management is maintained in school zones. City Council and Goleta Union School District maintain open communication lines to discuss public safety and traffic enforcement program 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 17 Neighborhood Watch programs, installing flashing beacons at school crossings as part of the School Zone Traffic Enforcement Program.

In response to Council direction, City staff and traffic engineering consultants have been working to begin creating a Vision Zero Plan to significantly reduce the number of traffic accidents in the City. Once the program parameters are established and the scope of work developed, staff will prepare an RFP for the development of a formal Vision Zero Plan for the City.

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 2017: In 2017, the City continued its work on assessing opportunities and constraints in Goleta's Old Town with the overall goal to improve parking for businesses on or near Hollister Avenue. Presentations to the Economic Development and Revitalization Standing Committee of the City Council were made and various options and alternatives were considered in the event plans for eliminating some on-street parking are pursued. In October of 2017, the City completed its purchase of an existing private parking lot from a property owner in Old Town with approximately 18 public parking spaces for future use as a public parking lot to be paid out of the City's Public Admin Development Impact Fee fund. The parking lot is not in use at this time as it will

need to undergo extensive repairs and other operational improvements before it is open for use by the public. Staff will continue to seek additional opportunities with other property owners for similar purchases or possible leases of properties to increase parking in Old Town. With the dissolution of the RDA in February 2012, the adoption and timing of future implementation of this program is uncertain due to funding and is likely to rely on the City's General Fund until other sources for such efforts can be identified.

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 2017: In 2014, the City was awarded a grant for \$203,415 from the California Strategic Growth Council in order to develop a Bicycle/Pedestrian Master Plan project. Throughout 2016 and 2017, the City held a series of public workshops and meetings to develop and refine a draft of the plan, with the final Master Plan envisioned to be presented to the City Council in mid-2018 for adoption. The Bicycle/Pedestrian Master Plan has four goals:

- 1) Identify gaps and barriers, both perceived and actual, in the existing bicycle and pedestrian network where high priority routes are disconnected.
- 2) Develop a metric and methodology for prioritizing projects, including identifying the need in the disadvantaged communities, family-friendly routes, and a tiered bicycle network that serves both experienced and less experienced riders.
- 3) Incorporate design guidance into City street standards that can be applied to a typology of different types of streets and provide for a sustainable community.
- 4) Encourage the use of walking and biking as viable modes of transportation.

Each of these goals work together and leads to improvements that are consistent with best practices, allow better neighborhood connectivity enabling more bicycle and pedestrian travel, which leads to fewer vehicular trips, a reduction in greenhouse gas emissions, and improvements to overall public health.

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 2017: In early 2017, staff began reviewing existing City thresholds and creating draft templates for each of applicable issue area but were soon redirected to focus on current planning cases and the update was temporarily placed on hold. When the update is completed, the policies and standards set forth in the Transportation Element would be incorporated into the updated 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 2017: The County of Santa Barbara prepared an AB 1600 Study (or a “nexus study”), as required by the Mitigation Fee Act of 1987, and adopted development impact fees. Upon incorporation, the City inherited the existing fees. At a public meeting on December 20, 2016, Public Works staff presented the AB 1600 Annual Financial Reports to City Council. In 2017, City staff worked to reevaluate all of the city-wide impact fees and continues to conduct the associated nexus studies, as required.

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 2017: 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 2015, Council adopted the CIP budget in conjunction with the two-year budget update for fiscal years 2015/16 and 2016/17 (Resolution No. 15-25). The report and presentation included a five-year CIP. Then on June 7, 2016, Council amended the City of Goleta Two-Year Operating Budget and Capital Improvement Program Budget for Fiscal Years 2016/17. There are currently 45 projects included in the CIP budget for a total of \$119.41 million.

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 2017: Although the City is not currently drafting a new Noise Ordinance, noise regulations for new development are included in the Public Review Draft of the New Zoning Ordinance within Part IV, Section 17.40.080. Furthermore, throughout the document there are additional restrictions that limit the hours of operation of specific uses (e.g., oil and gas facilities, automotive facilities, markets, home occupations) in order to provide additional protections to proximate 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 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 2017: 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 proximate noise sources (e.g., Highway 101, airport, etc.).

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 2017: Both the Santa Barbara County Sheriff's Department and the City's Code Enforcement Officer continue to promptly respond to and investigate noise complaints within the City of Goleta. Additionally, through the City's website, residents are able to use the "City Assist" portal to submit and track noise complaints registered within the system'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 2017: The Planning and Environmental Review Department, Sheriff's Department, and the City's Code Enforcement Officer respond to complaints and continue to work with homeowners to maintain compliance with all applicable zoning requirements and building standards. Since being hired in 2016, the City's full-time Code Enforcement Officer has focused on responding to complaints that are either zoning or building code related, as well as pursuing enforcement action when necessary.

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 2017: 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.

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.

Summary 2017: Many affordable housing units located within Goleta were established prior to the City's incorporation in 2002. For those units, covenants establishing long-term covenants between the County of Santa Barbara and the leaseholder/property owner were created. Previously, where RDA-funded projects produced affordable housing after incorporation, the City assumed responsibility for tracking affordability covenants and ensuring general compliance. After the State's dissolution of RDAs, the City began contracting with the Housing Authority of the County of Santa Barbara for covenant monitoring of its affordable units. The Housing Authority of the County of Santa Barbara's staff performs yearly verification inquiries and follows up on any potential violations of occupancy issues. In 2017, there were no units within the City of Goleta that were at risk of conversion to market rate status.

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 2017: Villa la Esperanza Apartments (VLE) in Goleta currently consists of 75 units. As part of a major rehabilitation project that began in 2016 and was under construction throughout 2017, People's Self Help Housing Corporation (PSHH) continues its effort to convert seven 5-bedroom units to smaller apartments, increasing the total number of VLE units to 83. As part of this project, PSHH will also construct a new 5,000 square foot, two-story community building that will include a Youth Learning Center, community room, community kitchen, laundry facilities, as well as two tot lots, playground and barbecue area. New energy and water saving features will include synthetic turf, water conserving hardscape and landscaping, "smart" water controls, new drip irrigation system, and replacement of external lighting with energy-saving LED fixtures.

Another PSHH project within the City that is currently under construction is the Casa de Los Carneros Apartment complex. This multi-family housing development will provide 69 new affordable apartments benefitting south coast residents who earn at or below 60% of area median income. In partnership with private developer Comstock Homes, the affordable component will complement an overall planned development of 465 units that includes a mix of single-family residences, townhomes, condominiums, and market rate apartments.

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 2017: No new housing developments were approved within the Coastal Zone in 2017, nor were any low- or moderate-income housing units demolished or converted.

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 2017: There were no Mobile Home Park closures in 2017, 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 (Reso. 09-12) allowing the single parcel mobile home park to be converted to multi-parcel condominium mobile home park. The approval was conditioned to require emergency fire access improvements at the southernmost area of the development. These improvements, located within the Coastal Zone, also required CEQA review and a public hearing before the Coastal Commission. The Draft Environmental Impact Report (16-EIR-01) for the project was released in 2016 and the Final EIR was submitted to the State Clearinghouse and to the Coastal Commission in 2017. At the end of 2017, the EIR and project for the required fire improvements are before the Coastal Commission for consideration and approval prior to any work occurring.

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 2017: When the conversion of Rancho Mobile Home Park from a single-owner property to a multiple-owner condominium mobile home park, conditions of approval included a Development Agreement be recorded between the property owner and the City. The Agreement included provisions that allowed private ownership of individual sites at a discounted rate, made special low-rate financing available, limiting rent increases, and prioritizing making these provisions available to low- to moderate-income households.

Furthermore, 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.

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 2017: As of 2017, 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. At the end of 2017, the City has not established such a tiered fee structure.

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 2017: No applications for the conversion of conforming residential units to nonresidential uses were submitted to the City in 2017 and a condominium conversion ordinance is not currently planned.

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 2017: The Housing Authority of the County of Santa Barbara (HACSB), 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. The HACSB owns and/or manages 140 units within the City limits and owns and/or manages an additional 122 rental housing units outside the City limits that have Goleta addresses. As of 2017, the Housing Authority of Santa Barbara County also provides rental assistance to 424 low-income families as follows: 235 through Section 8 Housing Choice Vouchers; 169 through Section 8 Project Based Vouchers; 14 through Section 8 Project Based Rental Assistance; and 6 through Tenant 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 2017: Excluding road rights-of-way, Goleta currently has approximately 1,785 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 development at all income levels is adequate to accommodate the City's RHNA allocations during the current 8-year cycle ending in 2022. Additionally, there were no projects approved in 2017 for the rezoning of lands currently zoned for residential housing. As such, there was no net loss of housing capacity or residential density in 2017. City staff also continues to track California's new housing legislation and changes to existing housing legislation as it develops.

- 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 2017: The Public Review Draft of the New Zoning Ordinance includes a variety of housing types, including mixed-use housing (Section 17.25.090 – Mixed Use Development) and inclusionary housing units (Chapter 17.29 – Inclusionary Housing Program). The New Zoning Ordinance 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.

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 2017: The City works with project applicants and encourages the applicant to notify City residents and employees when affordable units are available for rent or ownership.

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 2017: A commercial/housing nexus study and affordable housing fee study have not yet been completed. The studies will address fees for nonresidential and residential uses respectively. The fee studies will reflect recent case law decisions that have clarified the development and applicability of related fees. Until the fee studies are done, affordable housing requirements from nonresidential uses are currently fulfilled through administrative/policy requirements.

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 2017: Included in Part II of the Draft New Zoning Ordinance are allowances for both live/work units, caretaker units, as well as Accessory Dwelling Units. Each of these types of units help provide affordable employee housing, generate additional economic activity in the community, and assist with efforts to maintain an appropriate jobs-housing balance in Goleta.

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 2017: The City participates as full members 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 also been in discussions with 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 120-200% 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 up to \$100,000 to help local employees purchase an entry-level home in the community. In mid-2017, the Housing Trust Fund and the City of Goleta were able to expand the SCWHP to the City of Goleta.

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 2017: The Public Review Draft of the New Zoning Ordinance includes general design and parking standards for residential developments and also includes additional specific development standards for mixed-use housing (Section 17.25.090 – Mixed Use Development). 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.

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 2017: 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. In 2016 the City authorized and provided a \$1.9M residual receipts loan to People's Self-Help Housing (through its limited partnership entity, Village at Los Carneros, L.P.) to assist in the acquisition and development of a 70-unit multifamily apartment project in the City of Goleta. Construction on the project began in 2017 and is ongoing. In whole, the project will consist of one property manager's unit and 69 residential units affordable to "low" and "very low" income households. Since the dissolution of RDAs throughout the State, the City has been using other financial sources and mechanisms to facilitate funding for affordable housing via partnerships with the Santa Barbara Housing Trust Fund and other supporting entities.

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 2017: Affordable housing units are monitored as part of approved covenants and agreements, which are usually made with a third party non-profit entity like the Housing Authority of the County of Santa Barbara. The majority of the affordable housing within the City was established prior to Goleta's incorporation in 2002 and have covenants and long-term agreements between the County of Santa Barbara and the leaseholder/property owner that are still in effect. The County works with the City to provide status updates on the monitoring effort, including a site map, unit addresses, assessor's parcel information and the copies of recorded restrictive covenants for those project within the Goleta city limits. Where affordable housing was created after incorporation, the City provides oversight and guidance to a third-party monitoring entity that oversees general compliance. The City also contracts with the Housing Authority of the County of Santa Barbara for covenant monitoring of the affordable units that are a part of that program. Staff for the Housing Authority of the County of Santa Barbara's perform yearly verification inquiries and follows up on any potential violations of occupancy issues.

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

Summary 2017: No programs for land acquisition or land banking were implemented in 2017 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 2017: 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. However, apart from the City's review, final processing of changes to parcel boundaries are formally handled and finalized by the County of Santa Barbara Public Works Department, Surveyor's Division at a "fixed fee" costs in 2017 of \$1,149.00 for a Voluntary Merger, \$1,513.00 for a Lot Line Adjustment, and \$2,935.00 for a Parcel Map.

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 for-sale single-family unit will be exempt from the inclusionary requirement.
- b. Projects consisting of two to four for-sale units shall be required to pay an inclusionary housing in-lieu payment.
- c. Projects of five or more for-sale 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 for-sale 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 for-sale 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 for-sale units qualifying for a 15 percent affordability level shall provide 2 percent of the total number of for-sale 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 for-sale units qualifying for a 20 percent affordability level shall provide 5 percent of the total number of for-sale 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 for-sale 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 for-sale 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 for-sale 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 for-sale units within the project shall be provided at prices affordable to low-income households.
 3. 5 percent of the total number of for-sale units within the project shall be provided at prices affordable to moderate-income households.
 4. 5 percent of the total number of for-sale 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 2017: Any request for review and approval of new development that includes a component of "for-sale" residential dwellings is subject to the inclusionary requirements as detailed in this policy of the Housing Element. The Draft New Zoning Ordinance includes an entire Chapter dedicated to providing clear and complete standards, requirements, and procedures for inclusionary housing (Chapter 17.29: Inclusionary Housing Program).

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 2017: In 2017, 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 2017: In 2017, the City continued efforts to incorporate recent changes in California State Law governing Accessory Dwelling Units (ADUs). In November, the first of two ADU Workshops was held in order to gather public and Planning Commission feedback on a few aspects of the new law that the State allowed local jurisdictions to retain limited authority. The second of the workshops is planned for early 2018, with the results of both to be adopted and codified by ordinance by the City and subsequently integrated into the New Zoning Ordinance.

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 2017: The City received one application for a new ADU in December of 2017 and is currently being processed ministerially under the new State development standards.

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 2017: As of December 31, 2017, the existing available balance in the Housing In-Lieu fund is \$266,965, including earned interest. Other than interest earnings, only two deposits to the Housing In-Lieu fund took place in 2017. One was for the HHG Hotel project in the amount of \$10,704 and the second was for the R.D. Olson Hotel project in the amount of \$247,115. The following expenses to the Housing In-Lieu fund took place in 2017: \$25,000 to the Housing Trust Fund of Santa Barbara County for support of a South Coast Workforce Homebuyer Program as well as an additional \$1,174 as a commensurate portion of the City's Comprehensive Fee Study. 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 2017: The City continues to seek grant funds for affordable housing and is a member of the Santa Barbara County HOME Consortium. The City did not receive any applications for HOME funding in 2017 and no Federal CDBG program monies were used for affordable housing. Lastly, City staff continues to work with the Housing Trust Fund of Santa Barbara County to identify new ways to connect the Housing Trust Fund services to housing project applicants.

- 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 2017: The CDBG 2016-2017 Action Plan was approved by the City Council on May 3, 2016 and listed local and external sources of housing funds with disbursement opportunities. The Action Plan outlined the City's CDBG activities for the 12-month period from July 1, 2016 to June 30, 2017. Similarly, the CDBG 2017-2018 Action Plan was adopted on July 18, 2017 and covers July 1, 2017 to June 30, 2018. As with all CDBG activities, the projects outlined in the Action Plan had to meet one of the United States Department of Housing and Urban Development's (HUD's) three national objectives for the CDBG program. These national objectives include:

1. Activities which benefit low- and moderate-income persons;
2. Activities which aid in the prevention or elimination of slums or blight; and

3. Activities designed to meet community development needs having a particular urgency.

The City's initial Action Plan goals concentrated efforts on national objective #1, above. The City's 2016-2017 and 2017-2018 Action Plans' proposed projects and activities also support the needs and priorities that were identified in the City's 2015-2019 Consolidated Plan. The Consolidated Plan is a community blueprint for meeting the housing and community development needs of the City and provides a description of existing housing and community development needs, and long-term strategies to address those needs.

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 2017: 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. 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 2017: On March 3, 2015, City Council adopted Ordinance 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 Public Review Draft of the New Zoning Ordinance incorporates the provisions of Ordinance 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.

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 2017: The New Zoning Ordinance 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. The City continues to work with developers and nonprofit groups to discuss opportunities for cooperative and collaborative housing when and where permissible and feasible. Upon adoption of the new zoning code, the City will have fully implemented this program of the General Plan, Housing Element.

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 2017: Through the South County Energy Efficiency Partnership (SCEEP), the City coordinates with Southern California Edison (SCE) and the Southern California Gas Company to promote local outreach events and educational resources to provide easy solutions to reducing energy use in homes, businesses, and industries. For example, through SCE's Direct Install Program, qualifying businesses using less than 100kW monthly are provided free energy assessments, free energy efficient products, and free installation. Additionally, the City continues to partner with the emPower Central Coast program which provides residents of the counties of Santa Barbara, San Luis Obispo, and Ventura with unsecured, low interest loans with flexible terms of repayment for up to 15 years in order to achieve manageable monthly costs for home energy saving improvements. The program also provides resources to businesses in the Tri-County region for rebates and incentive opportunities for building efficiency that saves energy, water, and money.

In addition to flyers and informational material provided at City Hall, the City continues to use its [website](#), the [Monarch Press](#), and other social media to communicate energy efficiency projects and resources to the public. Additionally, the City's "Go Green Goleta" initiative is used to brainstorm creative initiatives and cultivate awareness about the importance of making small changes that can have big impacts. The webpage for the initiative also includes useful links to [SCEEP](#), [SCE](#), [Southern California Gas Company](#), [emPower SBC](#), and many other site 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 2017: The City uses its website to communicate programs to enhance residential energy efficiency through retrofitting and upgrading existing structures through the emPower Central Coast, which is promoted on the City's Go Green Goleta webpage. Through emPower, homeowners can receive free home evaluations, as well as gain access to low-interest loans and qualified contractors. Lastly, as part of the City's building codes, all individual multifamily projects are required to have separately metered utilities for each individual housing unit.

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 2017: The City adopted the updates for the 2016 California Building, Electrical, Plumbing, Mechanical, Residential and Green Building Codes via Ordinance No. 16-06 and ensure that the City's municipal code is consistent with the current State building regulations, including those for energy conservation. Throughout 2017, projects within the City that receive 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 2017: 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.

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 2017: Within Title 15 [Buildings and Construction] of the City's Municipal Code, construction standards and regulations are codified, including those that encourage or requiring integrating renewable energy designs and methods. New development within the City 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.

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 2017: A major accomplishment for the City in 2017 was the completion of the segment of Hollister Class 1 bike route from Ellwood School to Pacific Oaks. Additionally, the Department of Public Works continues to improve designated Class 2 bike lanes throughout the City when restriping roadways as part of general maintenance and upkeep. During the review of proposed new development projects, the City's planning staff continues to work with developers to encourage incorporating transit-oriented design principles into their project and tie elements of their project into existing public transit facilities and/or routes. Additionally, the Draft New Zoning Ordinance includes development standards that emphasize and encourage public transportation and other alternatives like walking and bicycling. Lastly, throughout 2017 the City was involved in negotiations with Direct Relief to acquire their property at 27 South La Patera Lane for the development of a future rail depot and has recently submitted applications for grant funding to facilitate the City's ability to purchase the property in 2018.

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 2017: On December 14, 2014, City Council adopted a new Housing Element for the 2015-2023 planning period via Resolution No. 14-65. This Housing Element was certified by the California Department of Housing and Community Development on March 2, 2015. On March 15, 2016, City Council approved the General Plan/Coastal Land Use Plan 2015 Progress Report via Resolution No. 16-09. Throughout the last two years, the City has conducted public meetings and workshops to elicit public input on the New Zoning Ordinance, with heavy focus on Housing Element implementation therein. The City continues to monitor changes in State housing law, residential housing supply, and changes in housing stock demand in order to appropriately allocate City resources and efforts.

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 2017: Historically, The City participates in the South Coast Affordable Housing (SCAH) Task Force and the Santa Barbara County Ten Year Plan to End Chronic Homelessness Advisory Committee. These two entities were consolidated in 2012 into a new advocacy group entitled the Central Coast Collaborative on Homelessness (C3H), which is a new countywide initiative dedicated to the efficient and effective delivery of homeless related services throughout our region. The City continues to participate with this advisory group.

The City also continues to participate in the quarterly meetings of the Joint Affordable Housing Task Group (JAHTG), which is comprised of the cities of Goleta, Santa Barbara, and Carpinteria, as well as the County of Santa Barbara County. The JAHTG 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. Although no projects in Goleta were funded in 2017, the HOME Consortium has funded several affordable housing projects and programs over the past several years in the City.

- 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:
 - 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 2017: 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. The City's website continues to serve 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 2017: The City's Planning and Environmental Review Department staff and the staff of the Department of Neighborhood Services and Public Safety continue to work together to implement the programming within the Housing Element, attend regional planning meetings with the Affordable Housing Task Group, and maintain relationships with non-profit providers (e.g., People's Self-Help Housing, Habitat for Humanity, etc.). Additionally, City staff coordinates interdepartmentally on a regular basis to ensure that new residential projects are best-designed to 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 2017: Although no applications for new large residential projects were submitted to the City in 2017, 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 the 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 2017: The City of Goleta continues to be an active participant on the League of California Cities. 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 2017. 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 2017

Development	Location	Number and Type of Units		
		#	Unit Type	Income Group
Village at Los Carneros	6523-6533 Calle Koral	6	5+ Units	6 Above-Moderate
Village at Los Carneros	6535-6545 Calle Koral	6	5+ Units	6 Above-Moderate
Village at Los Carneros	6614 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6616 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6620 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6622 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6624 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6626 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6628 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6630 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6547-6557 Calle Koral	6	5+ Units	6 Above-Moderate
Village at Los Carneros	6559-6567 Calle Koral	5	5+ Units	5 Above-Moderate
Village at Los Carneros	6642 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6644 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6646 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6648 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6650 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6652 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6654 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6658 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6670 Calle Koral	1	Detached SFD	1 Above-Moderate
Mariposa Ellwood Shores	190 Viajero Drive	58	Assisted Living	58 Above-Moderate
	3 Baker Lane	1	Detached SFD	1 Above-Moderate
	7 Baker Lane	1	Detached SFD	1 Above-Moderate

Table 3 documents the residential units built in 2017 by income group. All of the 100 new residential units constructed in 2017 were within the “Above-Moderate” income group.

TABLE 3
TOTAL BUILT RESIDENTIAL UNITS BY INCOME GROUP

	Total Units Added	Extremely Low	Very Low	Low	Moderate	Above-Moderate
2017 Units	100	-	-	-	-	100

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 completed since the beginning of the projection period (January 1, 2014) are credited towards the City's housing need for the planning period. The total units added in 2017 were 100 with a total remaining need of 561 units.

TABLE 4
HOUSING OBJECTIVES UPDATE (2015-2022)

Income Level	RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Extremely Low	118	0	0	0						0	118
Very Low	117	0	0	0						0	117
Low	157	0	0	0						0	157
Moderate	174	5	0	0						5	169
Above Moderate	413	197	135	100						432	0
Total	979	202	135	100						437	542

Note: The 2015-2023 housing unit need is established via the Regional Housing Needs Allocation, as determined by HCD and Santa Barbara County Association of Governments.

3.10.2 Removal of Constraints for Affordable Housing

The City addresses potential barriers to the development of affordable housing through the application review process for new residential projects. In 2017, these efforts resulted in the approval and construction of several projects that will provide new affordable housing options within the City. These projects include the Village at Los Carneros, Villa La Esperanza, and Old Town Village. With 69 of the 465 units being for lower income households, the Village at Los Carneros project alone will provide more affordable housing units than any development within the City since its incorporation. The City can expect a continued increase in the total number of new available affordable units throughout the next few years as these units are constructed and receive final occupancy clearance.

3.10.3 Housing Element Update Process (2015 - 2023)

The City's Housing Element required a comprehensive update to address the new RHNA for the 2015 - 2023 planning period. The City received the countywide RHNA of

11,030 units in June 2012 and the Goleta-specific allocation from the Santa Barbara County Association of Governments (SBCAG) on July 18, 2013. California Department of Housing and Community Development (HCD) accepted the City-specific breakdown on August 22, 2013. The new RHNA for the City is a total of 979 units and is broken down into the following income levels: 235 very low units (the City splits this evenly into extremely low and very low); 157 low units; 174 moderate units; and 413 above moderate units. The new RHNA of 979 units is 667 units less than the prior RHNA cycle requirement of 1,641 units.

The City entered into an agreement with John Douglas and Associates as part of the effort to address the new RHNA and prepare a new Housing Element. In 2014, City staff held two public workshops on the Housing Element update and updated the Planning Commission on two occasions. City staff also conducted a public workshop with the Planning Commission to review housing-related zoning regulations. On September 4, 2014, the City submitted a draft Housing Element and Technical Appendix to HCD for their review. On November 4, 2014 HCD issued a letter finding that the draft Housing Element 2015-2023 met the requirements of state law and will comply with state housing element law when adopted and submitted to HCD for final review. On December 8, 2014, the City's Planning Commission made a recommendation to the City Council for the adoption of the Housing Element 2015 - 2023. On December 16, 2014, the City Council unanimously adopted the Housing Element 2015 - 2023.

The Housing Element addresses the City's RHNA allocation and maintains policies ensuring housing for the special needs community. The accompanying Technical Appendix was updated with more recent U.S. Census data. The policies included within the Housing Element 2015 - 2023 are not substantially different from those in the Housing Element 2007 - 2014. However, the policies and programs were condensed and re-organized to improve usability and clarity.

On March 2, 2015, the City received final certification of the Housing Element 2015 - 2023 by the HCD. The City is now implementing the Policies and Implementation Programs in the Housing Element 2015 – 2023. Adoption of the New Zoning Ordinance will significantly improve the City's ability to implement the General Plan, including the Housing Element.

3.10.4 Housing Projects of Interest

Since 2015, multifamily housing projects totaling approximately 660 units were approved for construction in the City. Of those, 42 received occupancy clearance in 2017 and the majority of the remaining units are expected to receive occupancy in the 2018. Multifamily housing projects that are currently under construction include: Village at Los Carneros (465 units, including 69 affordable units); Old Town Village Mixed-Use Project (175 units, including 14 affordable units); Villa La Esperanza (8 additional affordable units); and Citrus Village (10 units). The Cortona Apartments (176 units)

were approved in 2015, but have not yet begun construction. Additionally, the Mariposa at Ellwood Shores assisted living facility was completed in 2017. This 58 unit facility includes 32 one-bed units that are fully independent and 26 two-bed units with shared shower facility between, totaling 84 beds for resident guests.

Several other projects are currently in the permit and design process and total over 500 additional units. The largest of these pending projects include: Heritage Ridge Apartments (228 residential units and 132 senior units); Kenwood Village Apartments (60 units); and the Shelby project (60 units).

Appendix A

General Plan/Coastal Land Use Plan 2017 Implementation Actions and Programs Summary

This page is intentionally left blank.

Appendix B

Planning Commission and City Council Resolutions

This page is intentionally left blank.

Appendix C

California Housing and Community Development Housing Inventory Tables

This page is intentionally left blank.

Appendix D

Housing Successor Annual Report Regarding the Low and Moderate
Income Housing Asset Fund for Fiscal Year 2016-17 Pursuant to California
Health and Safety Code Section 34176.1(f) for the City of Goleta

This page is intentionally left blank.

Appendix E

Goleta Affordable Housing Map

This page is intentionally left blank.

APPENDIX A
GOLETA GENERAL PLAN/COASTAL LAND USE PLAN
IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2017)

IP 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 (2017)

IP 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.				

RESOLUTION NO. 18-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE GENERAL PLAN / COASTAL LAND USE PLAN 2017 PROGRESS REPORT FOR SUBMITTAL TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

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.*, requires the City to use in 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)(C) 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 2017 Progress Report ("Progress Report") on February 26, 2018, 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 contents of the Progress Report, a copy of which is attached hereto as Exhibit 1, and oral and written testimony from interested persons.

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

SECTION 1. Recitals

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

SECTION 2. Approval of General Plan 2017 Progress Report to the City Council

Pursuant to Section 65400(a)(2) of the Government Code, the Planning Commission has reviewed the General Plan 2017 Progress Report, attached as Exhibit 1 and incorporated herein by reference, and finds that the Progress Report adequately assesses the status of the General Plan and progress in its implementation; adequately provides information regarding the City's progress in meeting its share of regional housing needs; uses the forms and definitions adopted by HCD to report on the status and progress in implementing the City's Housing Element; adequately assesses the degree to which the General Plan complies with the General Plan Guidelines; and accurately documents the date of the last revision to the General Plan.

The Planning Commission approves the Progress Report and directs the City's Advance Planning Manager of the Planning & Environmental Review Department, or her designee, to submit the Progress Report to OPR and HCD on or before April 1, 2018 in accordance with the provisions of Government Code Section 65400(a)(2). The Planning Commission hereby directs staff to report this finding to the City Council of the City of Goleta.

SECTION 3. Documents

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

SECTION 4. Certification

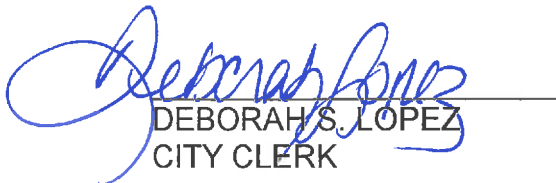
The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this 26th day of February 2018.



ED FULLER
CHAIR

ATTEST:



DEBORAH S. LOPEZ
CITY CLERK

APPROVED AS TO FORM:



WINNIE CAI
DEPUTY 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 Planning Commission
Resolution No. 18-03 was duly adopted by the Planning Commission of
the City of Goleta at a regular meeting held on the 26th day of February
2018, by the following vote of the Commission members:

AYES: CHAIR FULLER, VICE CHAIR SMITH, COMMISSIONERS
 MAYNARD, MILLER AND ONNEN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

(SEAL)


DEBORAH S. LOPEZ
CITY CLERK

DRAFT

General Plan/Coastal Land Use Plan

2017

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
J. Ritterbeck, Senior Planner

On Behalf of:
Goleta City Council
Goleta Planning Commission

March 20, 2018

This page is intentionally left blank.

<u>Table of Contents</u>		<u>Page Number</u>
1.0	Introduction.....	1
2.0	General Plan Amendment Status.....	3
2.1	Background.....	3
2.2	Status of Amendments in 2017.....	3
2.3	Summary.....	5
3.0	General Plan Implementation Progress.....	7
3.1	Land Use Element.....	7
3.2	Open Space Element.....	10
3.3	Conservation Element.....	13
3.4	Safety Element.....	15
3.5	Visual and Historic Resources Element.....	17
3.6	Transportation Element.....	19
3.7	Public Facilities Element.....	23
3.8	Noise Element.....	23
3.9	Housing Element.....	24
3.10	Housing Element Tables.....	46

<u>List of Tables</u>		<u>Page Number</u>
Table 1	General Plan Amendments (as of December 31, 2017).....	5-6
Table 2	Residential Units Completed in 2017.....	47
Table 3	Total Built Residential Units by Income Group.....	47
Table 4	Housing Objectives Update.....	48

Appendices

Appendix A	General Plan Implementation Actions and Programs Summary 2017
Appendix B	City Council and Planning Commission Resolutions
Appendix C	Department of Housing and Community Development Tables
Appendix D	Housing Successor Annual Report Regarding the Low and Moderate Income Housing Asset Fund for Fiscal Year 2016-17 Pursuant to California Health and Safety Code Section 34176.1(f) for the City of Goleta
Appendix E	Goleta Affordable Housing Map

This page is intentionally left blank.

1.0 INTRODUCTION

Government Code Section 65400 requires the City to annually prepare a report 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 concludes with a set of 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. 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 2017. 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.

The General Plan has been amended a total of seventeen times since its adoption in 2006, with all but one being in the form of land use designation changes and policy amendments. 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 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)(1) and (2), this General Plan Progress Report must be recommended 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 Planning Commission Resolution 18-xx and City Council Resolution 18-xx, which document the recommending and approval actions.

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 formerly required to be updated every eight years.

City Council Resolution 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 is 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 2017

The following section describes General Plan Amendments in 2017.

General Plan Amendments Adopted in 2017

Hollister/Kellogg Park: Adopted on October 17, 2017 via Resolution No. 17-46, the City Council amended the General Plan/Coastal Land Use Plan to designate the Hollister/Kellogg Park site as a planned active park site within the Open Space Element and to change the land use designation from Planned Residential/Old Town Commercial to Open Space-Active Recreation within the Land Use Element. The project is known as the “Old Town Park Project” and will become a public City park located at 170 South Kellogg (APN 071-090-090). The environmental review for this project has been completed and the project is currently still in the design phase. The site was originally acquired by the Goleta’s Redevelopment Agency (RDA); however, with the dissolution of RDAs throughout the State, the ownership of the land was in limbo for some time until the City was finally able to receive all required State approvals to acquire the property in January 2018.

General Plan Amendment Initiations in 2017

Fire Station 10: Adopted on May 2, 2017 via Resolution No. 17-15, the City Council initiated the processing of a city-requested General Plan Amendment for APN 079-210-075 to allow for the construction of Fire Station 10, which would be located at the site in order to provide adequate emergency fire protection services to the area of western Goleta.

Transportation Element: Adopted on October 3, 2017 via Resolution No. 17-44, the City Council initiated the processing of a city-requested General Plan Amendment to update Transportation Element Figure 7-2 (Functional Street Classification and Key Intersections Map) and Related Transportation Element Policy TE 3 (Streets and Highways Plan and Standards). The changes to Figure 7-2 would allow City staff to submit a request to Caltrans to change the classification of streets within the City to better reflect their true function and thus allow the City to post and enforce the appropriate speed limits and help ensure public safety. The initiated General Plan amendment also allows staff the opportunity to review the City's street system classification as detailed in Policy TE 3 to ensure that the City's street standards best align with state and federal standards.

Pending General Plan Amendments in 2017

The **Shelby Residential Project** is a proposed new residential project 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 currently remains on hold pending resolution of water issues arising from the ongoing drought.

The **Kenwood Village 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. A Draft Environmental Impact Report was released for the project on May 12, 2016, but 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.

The **Heritage Ridge 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 (APNs 073-060-031 through -043). The EIR consultant is currently working on completing responses to comments

and other updates to the draft EIR. Staff currently expects to be able to bring the project to the Planning Commission sometime in the spring of 2018.

Withdrawn / Uninitiated / Denied General Plan Amendments in 2017

The **Hollister Village Apartment Project** proposed to change Figure 2-1, the Land Use Plan Map for APNs 073-030-026, -027, and -028 from Community Commercial (C-C) back to Residential Medium Density (R-MD) for the development of 33 residential studio and apartment units on a 1.84-acre site. Previously, these parcels were approved for 12,687 square feet of retail space, five live/work residential dwellings, associated parking, and a 0.42-acre open space/park as part of the Westar Mixed-Use Project (Hollister Village). This project was denied by the City Council on October 3, 2017.

6975 Santa Felicia Drive: Requests for consideration of Case No. 17-052-GPA for the initiation of a General Plan Amendment for 6975 Santa Felicia Drive to change the land use designation from C-C were denied by the City Council on July 18, 2017 and again on October 3, 2017.

2.3 Summary

During 2017, there was one amendment to the General Plan. Prior to that, the last revision to the General Plan was on October 20, 2015. Table 1 presents a summary of all adopted General Plan amendments. The General Plan as amended through 2017 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)(C).

**TABLE 1
GENERAL PLAN AMENDMENTS (AS OF DECEMBER 31, 2017)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

1. The City of Goleta adopted the Goleta General Plan / Coastal Land Use 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 2017 reporting period. 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 2017: The City released a Public Review Draft of the New Zoning Ordinance on November 19, 2015. In 2016, the City began extensive public outreach efforts to encourage public involvement in the review of the New Zoning Ordinance draft. In total, the City conducted 43 public meetings, 16 stakeholders meetings, two full days of interviews, and initiated Spanish translation services as a result of those efforts. The most recent series of public meetings included “page-turn” reviews of sections of the draft document in order to gather more finely pointed comments and feedback throughout the entire document. Edits and revisions are currently being made to the draft New Zoning Ordinance and City staff expects to release an updated draft to the public in 2018.

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 2017: The City prepared a Sphere of Influence 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 Sphere of Influence coterminous with the City limits. Since the LAFCo-established SOI did not reflect the City's request, 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 2017: No new traffic mitigation agreements were initiated in the year 2017. The City continues to work with the County of Santa Barbara on a reciprocal mitigation agreement for the payment of mitigation fees from private developers for new development in Goleta. Additionally, the City continues to be engaged in working to develop an agreement with the City of Santa Barbara for anticipated Santa Barbara Municipal Airport expansions.

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 2017: The City currently has design criteria for residential districts embedded within the General Plan as well as within existing resolutions and ordinances. Site development standards are included in Part II of the Public Review Draft of the New Zoning Ordinance (e.g., allowable uses, setbacks, lot size, height, etc.) and Design Review standards are included in Part V (e.g., size, bulk, scale, colors, materials, layout, etc.) in order to ensure compatibility of new development, as well as remodels/redevelopment of existing development, with the surrounding neighborhood and community. The extensive public outreach effort for the draft ordinance also included a detailed review of these neighborhood compatibility aspects of the document.

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 2017: To date, the City has not pursued creating a new 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 2017: Together, the Planning and Environmental Review Department and the Neighborhood Services and Public Safety Department continue to work with property owners in the South Kellogg Industrial Area to improve this part of the City. 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 has responded to a small number of complaints for businesses operating in a disruptive manner.
- d. Permit Applications. In 2017, the City approved a self-storage facility at the property located at 10 South Kellogg Avenue (APN 071-090-082). There are currently no other permit applications 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 Zoning Code Compliance Officer 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 past without the substantial progress and improvement to the site being demonstrated, the City may initiate more intense code enforcement efforts and/or a General Plan amendment process to consider redesignation of the subject area to "Planned Residential – 8 unites/acre" or other appropriate land use category.

The City may determine that it is time to initiate more intense code enforcement efforts and/or may consider a General Plan amendment to redesignate the subject area to a more appropriate land use category as Land Use Element Policy 4.6 indicates above.

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 2017: Although the New Zoning Ordinance 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, the Public Review Draft of the New Zoning Ordinance 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. The New Zoning Ordinance will replace the original County-based Zoning Code that was adopted by the City upon incorporation in 2002. Upon adoption of the new zoning code, the City will have fully implemented this action of the General Plan, Open Space Element.

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 2017: The County of Santa Barbara prepared an AB 1600 Study (or a "nexus study"), as required by the Mitigation Fee Act of 1987, and adopted development impact fees. Upon incorporation, the City inherited and incorporated the County's impact fees for new development. In 2016, Public Works staff presented to the City Council the AB 1600 Annual Financial Reports for the City of Goleta's Development Impact Fees. The Council also voted to make annual adjustments to the Development Impact Fee rates automatic based upon the Construction Cost Index that the Engineer News Record publishes via Reso. No. 16-24. Lastly, as discussed on page 17 of the City's Two-Year

Budget Plan for Fiscal Years 2017/18 and 2018/19, the City will be completing a Development Impact Fee Nexus Fee Study in Fiscal Year 2017/18.

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 2017: Existing revenue sources are used to maintain the open spaces. These sources include Park Development Impact Fees, Open Space Acquisition Reserves, and grant funding. The City has purchased 7 of the 18 parcels in the City's Open Space Overlay, located adjacent to Ellwood Mesa Open Space and is currently in negotiations with other property owners to acquire more properties. Negotiations for the City to acquire a seventh property, located at the southern end of Mathilda Drive (APN 079-554-026), also occurred in 2017 and the purchase was completed in January 2018. The City was able to secure partial funding for the purchase of an 8th parcel in the Overlay (APN 079-554-031) and will continue to seek additional opportunities to obtain the remaining funds needed. 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. 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 2017: In May of 2015, the City Council approved the City's Recreation (Rec) Needs Assessment, which analyzed both current recreation resources and offerings, and projected community needs to guide future planning efforts. The Rec Needs Assessment project was the first step in the preparation of a broader Park System Master Plan. Throughout the remainder of 2015 and 2016, City staff worked with the City's Parks and Recreation Commission in prioritizing recommendations identified in the assessment. In November 2016, the City hired its first Parks and Recreation Manager whose priority was to begin implementing the recommendations in the Rec Needs Assessment.

In December of 2017, the Council authorized the City Manager to execute a Professional Services Agreement between the City and a consulting firm (KTU&A) to prepare a Parks, Facilities, and Playgrounds Master Plan. Staff anticipates the final

report will be presented to the Parks & Recreation Commission and to the City Council early in 2019. The scope of work largely includes, but is not limited to, the following:

- **Data Collection:** Historical information and inventory; Incorporate other City plans and previous studies; Update demographic information, and; Inventory of all parks, open space, amenities, facilities and playgrounds.
- **Analyze Existing Conditions:** Compare nationwide trends; Compare similar communities; Determine a standard "Level of Service"; Identify deficiencies; Develop maintenance standards and tools to measure efficiencies, and; Develop a master sign policy/sign replacement with cost analysis for branding of City parks.
- **Future Plans and Funding:** Develop a lifecycle maintenance and replacement plan for buildings and amenities; Prioritize all future projects; Identify locations and costs for future facilities, and; Identifying community need for specific park types, such as athletic fields, pocket parks, and/or playgrounds.

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 2017: The City's two largest open space sites are the Ellwood Mesa/Sperling Preserve and the Lake Los Carneros Natural and Historical Preserve. Although there are no current individual park plans, general maintenance and management plans for these two sites are implemented on a regular basis. A new plan for trail improvements and habitat restoration at the Ellwood site is currently in progress, while the management plan for the Lake Los Carneros site was identified in 2017 as being outdated and requiring restudy by the City in the near future. As part of the final Parks, Facilities, and Playgrounds Master Plan, the City will incorporate all of the components of this implementation action.

Notably, on September 27, 2017, the City was issued an Emergency Permit (Case No. G-4-17-0048) by the California Coastal Commission for the removal of 29 Eucalyptus trees on Ellwood Mesa that posed an immediate threat to public safety, with 5 trees being removed on September 30, 2017 and the remaining 24 removed on November 29, 2017. The grove of Eucalyptus trees serve as habitat area and aggregation site for the Monarch Butterfly, which also serves as one of the City's most popular recreation destinations. With an estimated 900-1,000 trees surveyed as dead or dying, several public trail segments have been temporarily closed throughout this area until a Habitat Management Plan can be developed and all potential hazards are removed or otherwise abated. City Advance Planning staff is currently working with all interested parties to monitor the situation and develop the final plan for managing and monitoring

the entire grove and habitat area, which will also be incorporated into the final Parks, Facilities, and Playgrounds Master Plan either directly, or by reference.

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 2017: ESHA regulations are included in the Public Review Draft of the New Zoning Ordinance (Chapter 17.31 – Environmentally Sensitive Habitat Areas). Upon adoption of the new zoning code by the City Council, the City will have fully implemented this action.

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 2017: In early 2017, staff began review of the existing Thresholds and creating draft templates for each applicable issue area but were redirected to focus on current planning cases and the update was temporarily placed on hold. As included within the "Citygate PER Department Assessment Report", which was presented to the Council on February 7, 2018, preparation of a CEQA Thresholds Manual Update was added to the 2018 Workload Projection for the Current Planning Division. When the update is completed, the protection policies for sensitive resources within the Conservation Element, including water, agricultural, air quality, energy, and other sensitive habitat areas, will be incorporated into the updated CEQA Thresholds Manual.

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 2017: On June 20, 2017, the City Council adopted a Resolution (Reso. No. 17-24) to approve the 2017-2019 Strategic Plan as a policy document to be used by the City in prioritizing city-wide projects and programs. Within the Plan is an emphasis to support environmental vitality with a strategic goal to develop a Creek and Watershed Management Plan. The City's Fiscal Year 2018/19 budget has line-item detail of \$200,000 for professional services to develop the Plan. While no request for proposals

(RFP) has yet been posted, the City expects development of the Plan to begin sometime in 2018-2019.

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 2017: The Urban Forest Management Plan was adopted on June 7, 2011, and as a result the Public Tree Advisory Commission (PTAC) was created. In late 2016, the City Council approved and adopted the Revised Urban Forest Management Plan. Current practice is to require that applications for new development that could affect adjacent trees include tree protection measures, such as fencing to protect critical root zones, replacement ratios for removed or damaged trees, as well as long-term maintenance or monitoring requirements. Consideration of a new City Tree Protection Ordinance could be discussed after adoption of the New Zoning 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 2017: On July 15, 2014, the City Council adopted the City's Climate Action Plan (CAP) via Resolution 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. In 2016, City staff coordinated with Santa Barbara County staff on the CCE progress, which is still in development. For more information on the CCE refer to: <http://www.centralcoastpower.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. 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.

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 2017: The New Zoning Ordinance contains standards for proposed development and new land uses in coastal, geological, and fire hazards located within Chapter 17.33. Additionally, regulations creating an "AE" Airport Environs Overlay District are also included in the New Zoning Ordinance within Chapter 17.17. Upon adoption of the new zoning code, the City will have fully implemented this action of the General Plan, Safety Element.

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 2017: Construction of Phase I, which is the southern-most 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 sometime in 2018. Once the City has acquired the remaining areas of required right-of-way and received the subsequent approvals by Caltrans, construction is expected to begin sometime in 2019. 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 much 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 2017: The City actively participates in the County's monthly meetings of the System Safety and Reliability Review Committee. Throughout the year, safety audits are scheduled and conducted for all facilities within the Santa Barbara County through this committee, of which, the only facility within the City of Goleta is the Ellwood Onshore Facility (EOF). An annual safety audit was completed on July 11-12, 2017 for the EOF to evaluate the facility's compliance with its Safety, Inspection, Maintenance and Quality Assurance Program. Additionally, the City has been actively involved with the April 17, 2017 Venoco lease quitclaim and bankruptcy, and final wrap-up of the Plain All American Pipeline Emergency Permit is currently underway by the City and the California Coastal Commission staff.

SE-IA-4 Multihazard Emergency Response Plan. The City shall prepare and maintain a multihazard emergency response plan. The plan shall be coordinated as appropriate with the County of Santa Barbara's Emergency Response Plan.

Summary 2017: The City's Multi-Jurisdictional Hazard Mitigation Plan, adopted by City Council in 2012, identifies natural hazards throughout Santa Barbara County. The plan includes all eight cities and presents an assessment of critical facilities vulnerable to these hazards. The plan also lists potential actions needed to reduce risk and future damage. An update to this Plan was completed in 2017, was approved by the State Office of Emergency Services and FEMA, and adopted by the City via City Council Resolution Nos. 17-32 and 17-33. This Plan is typically updated every 5 years.

The City also complies with this implementation action via 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 on October 7, 2014. 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. New employees hired in 2017 received NIMS/SEMS training to ensure that all City employees are certified disaster service workers.

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 2017: The City of Goleta is compliant with California Fire Code (2013) Chapter 49 – Requirements for Wildland-Urban Interface Fire Areas via Resolution No 14-19. As of 2017, the City has not adopted 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 2017: The Public Review Draft of the New Zoning Ordinance includes standards for design review, development standards, parking regulations, and sign regulations. Design Review standards are included in Part V, Chapter 17.56 (e.g., size, bulk, scale, colors, materials, layout) in order to ensure compatibility of new development, as well as remodels/redevelopment of existing development, with the surrounding neighborhood and community. Site development standards are included in Part II, Chapters 17.07 – 17.13 of the Public Review Draft of the New Zoning Ordinance (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, Chapter 17.39 (e.g., required number, size, location, bicycle parking) in order to ensure adequate on-site parking is provided. Sign regulations are included in Part IV, Chapter 17.41 (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, which when completed will be brought before the City Council for inclusion in the New Zoning Ordinance. See summary of VH-IA-4 for more details.

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 2017: Design Review is under the authority of the Goleta Municipal Code 2010, Title 2 Administration & Personnel, Chapter 2.08 Design Review Board. The City currently has architectural and design guidelines for commercial projects (adopted April 7, 2003 via Reso. 03-20) and projects within the Old Town Heritage District, which were adopted by the County in 2001 and subsequently adopted by the City upon incorporation on February 1, 2002 (Reso. 02-01). Within the New Zoning Ordinance, general design guidelines have been incorporated for landscaping, lighting, parking and loading areas, and signage in order to provide clear direction for new and existing development throughout the City. Additionally, several of the City's Design Review Board members have been active participants and contributors to the general design guidelines and City staff is beginning discussions with the Design Review Board to further develop more precise design goals and policies to be incorporated within city-wide Design Guidelines for all forms of development.

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 2017: As part of the City's view of large projects that are subject to CEQA review, visual simulations or story poles are often requested in order to determine whether significant visual impacts would occur and/or require mitigation. No significant progress was made on establishing formal procedures in 2017.

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 2017: In June 2016, the City Council entered into an agreement with Historic Resources Group and allocated funding for the development of a Historic Preservation Program. Throughout 2017, the City held a series of public workshops in order to

develop the “Historic Context Statement”, which provides the framework for evaluating a property for historic significance and integrity. Once the Statement is finalized, the final Historic Preservation Program can be developed and the City can begin discussions to determine the responsible authority to administer the Program.

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 2017: The County of Santa Barbara prepared an AB 1600 Study (or a “nexus study”), as required by the Mitigation Fee Act of 1987, and adopted development impact fees. Upon incorporation, the City inherited the existing fees. At a public meeting in 2016, Public Works staff presented the AB 1600 Annual Financial Reports for the City of Goleta’s Development Impact Fees to City Council and since then has been gathering data to revalidate and update the City’s traffic model. The update will also be structured to incorporate both bicyclist and pedestrian traffic counts in order to determine roadway levels of service. This change will result in a more comprehensive and diverse analysis but requires additional time to complete. The new Goleta Transportation Impact Program (GTIP) study is anticipated to be drafted sometime in 2018.

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 2017: The maintenance of a Capital Improvement Program (CIP) and budget is an ongoing activity of the Capital Improvement Program Division of the Public Works Department. Staff reviews the CIP in five year increments, with annual evaluations,

following the fiscal (not calendar) year to support the budget process, consistent with the direction provided in TE-IA-2. On June 9, 2015, Council adopted the City of Goleta Two-Year Operating Budget and Capital Improvement Program Budget for Fiscal Years 2015/16 and 2016/17 (Resolution No. 15-25). On June 7, 2016 (mid-cycle of the two-year budget) Council amended the City of Goleta Two-Year Operating Budget and Capital Improvement Program Budget for Fiscal Years 2016/17. The report and presentation included a five year CIP. There are 45 projects included in the CIP budget for a total of \$119.41 million.

Projects under construction during the previous year included the HAWK Signal and Crosswalk Improvements at the Goleta Valley Community Center (GVCC), city-wide paving projects, installing rectangular flashing beacons at Hollister and Orange, the Hollister Class I bikeway, Ward Drive Class II bike lanes, installing sidewalks on Magnolia Avenue in Old Town, and both landscaping and concrete improvements along Cathedral Oaks.

A number of other projects were in the design and preliminary design phase, some of which include: San Jose Creek Bike Path Middle Extent, Old Town Sidewalk In-fill, Ekwill Street and Fowler Road Extension, Hollister Avenue Bridge Replacement (San Jose Creek Phase II), Old Town Hollister Avenue Complete Streets Corridor Plan, San Jose Creek Bike Path Southern Extent, Bicycle and Pedestrian Master Plan, Armitos Bridge, Fire Station Number 10, the Civic Center, and Highway 101 Overpass.

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 2017: Street engineering design standards were adopted upon City incorporation using the County of Santa Barbara standards. Nothing specific has been developed beyond these standards.

In 2014, the City was awarded \$236,000 from the U.S. Department of Transportation (TIGER Grant) to support the Hollister Avenue Complete Streets Corridor Project in Old Town Goleta. In 2015, the City entered into an agreement with FHWA for acceptance of the TIGER Grant funding. The funding will be used to conduct engineering and traffic studies along a stretch of Hollister Avenue in Old Town Goleta. Goals of the project include expanding Old Town Goleta's transportation options by making streets within the corridor safer and more convenient for all travel modes (including driving, walking, bicycling, and transit) and for all road users (including seniors, children, and disabled persons) and improving environmental quality by sustainably increasing landscaping along Hollister Corridor medians and streetscapes. The project will establish standards

for design of streets facilities within the Old Town Hollister Corridor. In 2016, a consultant was selected and preliminary planning began.

Additionally, in 2014, the City also applied for and received a \$203,415 grant from the California Strategic Growth Council for a Bicycle/Pedestrian Master Plan project. In 2015, staff selected a consultant to prepare the plan. In 2016 numerous public meetings were held and surveys conducted. Project development continued in 2017, and in conjunction with the Bicycle/Pedestrian Master Plan, design standards will be developed for a typology of different streets and scenarios which will be incorporated into the street design standards.

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 2017: While the City does not have a comprehensive NTMP, efforts are still underway to implement existing regulations (i.e., AB 321) and the City has recently finished installing traffic calming measures to reduce school zone vehicle speeds consistent with City Council Resolution 07-65.

The City actively participates with the Goleta Union School District to ensure that traffic management is maintained in school zones. City Council and Goleta Union School District maintain open communication lines to discuss public safety and traffic enforcement program 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 17 Neighborhood Watch programs, installing flashing beacons at school crossings as part of the School Zone Traffic Enforcement Program.

In response to Council direction, City staff and traffic engineering consultants have been working to begin creating a Vision Zero Plan to significantly reduce the number of traffic accidents in the City. Once the program parameters are established and the scope of work developed, staff will prepare an RFP for the development of a formal Vision Zero Plan for the City.

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 2017: In 2017, the City continued its work on assessing opportunities and constraints in Goleta's Old Town with the overall goal to improve parking for businesses on or near Hollister Avenue. Presentations to the Economic Development and Revitalization Standing Committee of the City Council were made and various options and alternatives were considered in the event plans for eliminating some on-street parking are pursued. In October of 2017, the City completed its purchase of an existing private parking lot from a property owner in Old Town with approximately 18 public parking spaces for future use as a public parking lot to be paid out of the City's Public Admin Development Impact Fee fund. The parking lot is not in use at this time as it will need to undergo extensive repairs and other operational improvements before it is open for use by the public. Staff will continue to seek additional opportunities with other property owners for similar purchases or possible leases of properties to increase parking in Old Town. With the dissolution of the RDA in February 2012, the adoption and timing of future implementation of this program is uncertain due to funding and is likely to rely on the City's General Fund until other sources for such efforts can be identified.

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 2017: In 2014, the City was awarded a grant for \$203,415 from the California Strategic Growth Council in order to develop a Bicycle/Pedestrian Master Plan project. Throughout 2016 and 2017, the City held a series of public workshops and meetings to develop and refine a draft of the plan, with the final Master Plan envisioned to be presented to the City Council in mid-2018 for adoption. The Bicycle/Pedestrian Master Plan has four goals:

- 1) Identify gaps and barriers, both perceived and actual, in the existing bicycle and pedestrian network where high priority routes are disconnected.
- 2) Develop a metric and methodology for prioritizing projects, including identifying the need in the disadvantaged communities, family-friendly routes, and a tiered bicycle network that serves both experienced and less experienced riders.
- 3) Incorporate design guidance into City street standards that can be applied to a typology of different types of streets and provide for a sustainable community.
- 4) Encourage the use of walking and biking as viable modes of transportation.

Each of these goals work together and leads to improvements that are consistent with best practices, allow better neighborhood connectivity enabling more bicycle and pedestrian travel, which leads to fewer vehicular trips, a reduction in greenhouse gas emissions, and improvements to overall public health.

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 2017: In early 2017, staff began reviewing existing City thresholds and creating draft templates for each of applicable issue area but were soon redirected to focus on current planning cases and the update was temporarily placed on hold. When the update is completed, the policies and standards set forth in the Transportation Element would be incorporated into the updated 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 2017: The County of Santa Barbara prepared an AB 1600 Study (or a "nexus study"), as required by the Mitigation Fee Act of 1987, and adopted development impact fees. Upon incorporation, the City inherited the existing fees. At a public meeting on December 20, 2016, Public Works staff presented the AB 1600 Annual Financial Reports to City Council. In 2017, City staff worked to reevaluate all of the city-wide impact fees and continues to conduct the associated nexus studies, as required.

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 2017: 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 2015, Council adopted the CIP budget in conjunction with the two-year budget update for fiscal years 2015/16 and 2016/17

(Resolution No. 15-25). The report and presentation included a five-year CIP. Then on June 7, 2016, Council amended the City of Goleta Two-Year Operating Budget and Capital Improvement Program Budget for Fiscal Years 2016/17. There are currently 45 projects included in the CIP budget for a total of \$119.41 million.

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 2017: Although the City is not currently drafting a new Noise Ordinance, noise regulations for new development are included in the Public Review Draft of the New Zoning Ordinance within Part IV, Section 17.40.080. Furthermore, throughout the document there are additional restrictions that limit the hours of operation of specific uses (e.g., oil and gas facilities, automotive facilities, markets, home occupations) in order to provide additional protections to proximate 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 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 2017: 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 proximate noise sources (e.g., Highway 101, airport, etc.).

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 2017: Both the Santa Barbara County Sheriff's Department and the City's Code Enforcement Officer continue to promptly respond to and investigate noise complaints within the City of Goleta. Additionally, through the City's website, residents

are able to use the “City Assist” portal to submit and track noise complaints registered within the system’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 2017: The Planning and Environmental Review Department, Sheriff’s Department, and the City’s Code Enforcement Officer respond to complaints and continue to work with homeowners to maintain compliance with all applicable zoning requirements and building standards. Since being hired in 2016, the City’s full-time Code Enforcement Officer has focused on responding to complaints that are either zoning or building code related, as well as pursuing enforcement action when necessary.

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 2017: 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.

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.

Summary 2017: Many affordable housing units located within Goleta were established prior to the City's incorporation in 2002. For those units, covenants establishing long-term covenants between the County of Santa Barbara and the leaseholder/property owner were created. Previously, where RDA-funded projects produced affordable housing after incorporation, the City assumed responsibility for tracking affordability covenants and ensuring general compliance. After the State's dissolution of RDAs, the City began contracting with the Housing Authority of the County of Santa Barbara for covenant monitoring of its affordable units. The Housing Authority of the County of Santa Barbara's staff performs yearly verification inquiries and follows up on any potential violations of occupancy issues. In 2017, there were no units within the City of Goleta that were at risk of conversion to market rate status.

- 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 2017: Villa la Esperanza Apartments (VLE) in Goleta currently consists of 75 units. As part of a major rehabilitation project that began in 2016 and was under construction throughout 2017, People's Self Help Housing Corporation (PSHH) continues its effort to convert seven 5-bedroom units to smaller apartments, increasing the total number of VLE units to 83. As part of this project, PSHH will also construct a new 5,000 square foot, two-story community building that will include a Youth Learning Center, community room, community kitchen, laundry facilities, as well as two tot lots, playground and barbecue area. New energy and water saving features will include

synthetic turf, water conserving hardscape and landscaping, “smart” water controls, new drip irrigation system, and replacement of external lighting with energy-saving LED fixtures.

Another PSHH project within the City that is currently under construction is the Casa de Los Carneros Apartment complex. This multi-family housing development will provide 69 new affordable apartments benefitting south coast residents who earn at or below 60% of area median income. In partnership with private developer Comstock Homes, the affordable component will complement an overall planned development of 465 units that includes a mix of single-family residences, townhomes, condominiums, and market rate apartments.

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 2017: No new housing developments were approved within the Coastal Zone in 2017, nor were any low- or moderate-income housing units demolished or converted.

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 2017: There were no Mobile Home Park closures in 2017, 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 (Reso. 09-12) allowing the single parcel mobile home park to be converted to multi-parcel condominium mobile home park. The approval was conditioned to require emergency fire access improvements at the southernmost area of the development. These improvements, located within the Coastal Zone, also required CEQA review and a public hearing before the Coastal Commission. The Draft Environmental Impact Report (16-EIR-01) for the project was released in 2016 and the Final EIR was submitted to the State Clearinghouse and to the Coastal Commission in

2017. At the end of 2017, the EIR and project for the required fire improvements are before the Coastal Commission for consideration and approval prior to any work occurring.

- 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 2017: When the conversion of Rancho Mobile Home Park from a single-owner property to a multiple-owner condominium mobile home park, conditions of approval included a Development Agreement be recorded between the property owner and the City. The Agreement included provisions that allowed private ownership of individual sites at a discounted rate, made special low-rate financing available, limiting rent increases, and prioritizing making these provisions available to low- to moderate-income households.

Furthermore, 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.

- 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 2017: As of 2017, 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. At the end of 2017, the City has not established such a tiered fee structure.

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 2017: No applications for the conversion of conforming residential units to nonresidential uses were submitted to the City in 2017 and a condominium conversion ordinance is not currently planned.

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 2017: The Housing Authority of the County of Santa Barbara (HACSB), 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. The HACSB owns and/or manages 140 units within the City limits and owns and/or manages an additional 122 rental housing units outside the City limits that have Goleta addresses. As of 2017, the Housing Authority of Santa Barbara

County also provides rental assistance to 424 low-income families as follows: 235 through Section 8 Housing Choice Vouchers; 169 through Section 8 Project Based Vouchers; 14 through Section 8 Project Based Rental Assistance; and 6 through Tenant 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 2017: Excluding road rights-of-way, Goleta currently has approximately 1,785 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 development at all income levels is adequate to accommodate the City's RHNA allocations during the current 8-year cycle ending in 2022. Additionally, there were no projects approved in 2017 for the rezoning of lands currently zoned for residential housing. As such, there was no net loss of housing capacity or residential density in 2017. City staff also continues to track California's new housing legislation and changes to existing housing legislation as it develops.

- 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 2017: The Public Review Draft of the New Zoning Ordinance includes a variety of housing types, including mixed-use housing (Section 17.25.090 – Mixed Use

Development) and inclusionary housing units (Chapter 17.29 – Inclusionary Housing Program). The New Zoning Ordinance 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.

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 2017: The City works with project applicants and encourages the applicant to notify City residents and employees when affordable units are available for rent or ownership.

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 2017: A commercial/housing nexus study and affordable housing fee study have not yet been completed. The studies will address fees for nonresidential and residential uses respectively. The fee studies will reflect recent case law decisions that have clarified the development and applicability of related fees. Until the fee studies are done, affordable housing requirements from nonresidential uses are currently fulfilled through administrative/policy requirements.

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 2017: Included in Part II of the Draft New Zoning Ordinance are allowances for both live/work units, caretaker units, as well as Accessory Dwelling Units. Each of these types of units help provide affordable employee housing, generate additional economic activity in the community, and assist with efforts to maintain an appropriate jobs-housing balance in Goleta.

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 2017: The City participates as full members 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 also been in discussions with 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 120-200% 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 up to \$100,000 to help local employees purchase an entry-level home in the community. In mid-2017, the Housing Trust Fund and the City of Goleta were able to expand the SCWHP to the City of Goleta.

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 2017: The Public Review Draft of the New Zoning Ordinance includes general design and parking standards for residential developments and also includes additional specific development standards for mixed-use housing (Section 17.25.090 – Mixed Use Development). 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.

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 2017: 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. In 2016 the City authorized and provided a \$1.9M residual receipts loan to People's Self-Help Housing (through its limited partnership entity, Village at Los Carneros, L.P.) to assist in the acquisition and development of a 70-unit multifamily apartment project in the City of Goleta. Construction on the project began in 2017 and is ongoing. In whole, the project will consist of one property manager's unit and 69 residential units affordable to "low" and "very low" income households. Since the dissolution of RDAs throughout the State, the City has been using other financial sources and mechanisms to facilitate funding for affordable housing via partnerships with the Santa Barbara Housing Trust Fund and other supporting entities.

- 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 2017: Affordable housing units are monitored as part of approved covenants and agreements, which are usually made with a third party non-profit entity like the Housing Authority of the County of Santa Barbara. The majority of the affordable housing within the City was established prior to Goleta's incorporation in 2002 and have covenants and long-term agreements between the County of Santa Barbara and the leaseholder/property owner that are still in effect. The County works with the City to provide status updates on the monitoring effort, including a site map, unit addresses, assessor's parcel information and the copies of recorded restrictive covenants for those project within the Goleta city limits. Where affordable housing was created after incorporation, the City provides oversight and guidance to a third-party monitoring entity

that oversees general compliance. The City also contracts with the Housing Authority of the County of Santa Barbara for covenant monitoring of the affordable units that are a part of that program. Staff for the Housing Authority of the County of Santa Barbara's perform yearly verification inquiries and follows up on any potential violations of occupancy issues.

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

Summary 2017: No programs for land acquisition or land banking were implemented in 2017 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 2017: 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. However, apart from the City's review, final processing of changes to parcel boundaries are formally handled and finalized by the County of Santa Barbara Public Works Department, Surveyor's Division at a "fixed fee" costs in 2017 of \$1,149.00 for a Voluntary Merger, \$1,513.00 for a Lot Line Adjustment, and \$2,935.00 for a Parcel Map.

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 for-sale single-family unit will be exempt from the inclusionary requirement.
- b. Projects consisting of two to four for-sale units shall be required to pay an inclusionary housing in-lieu payment.
- c. Projects of five or more for-sale 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 for-sale 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 for-sale 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 for-sale units qualifying for a 15 percent affordability level shall provide 2 percent of the total number of for-sale 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 for-sale units qualifying for a 20 percent affordability level shall provide 5 percent of the total number of for-sale 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 for-sale 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 for-sale 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 for-sale 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 for-sale units within the project shall be provided at prices affordable to low-income households.
 - 3. 5 percent of the total number of for-sale units within the project shall be provided at prices affordable to moderate-income households.
 - 4. 5 percent of the total number of for-sale 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 2017: Any request for review and approval of new development that includes a component of "for-sale" residential dwellings is subject to the inclusionary requirements as detailed in this policy of the Housing Element. The Draft New Zoning Ordinance includes an entire Chapter dedicated to providing clear and complete standards, requirements, and procedures for inclusionary housing (Chapter 17.29: Inclusionary Housing Program).

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 2017: In 2017, 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 2017: In 2017, the City continued efforts to incorporate recent changes in California State Law governing Accessory Dwelling Units (ADUs). In November, the first of two ADU Workshops was held in order to gather public and Planning Commission feedback on a few aspects of the new law that the State allowed local jurisdictions to retain limited authority. The second of the workshops is planned for early 2018, with the results of both to be adopted and codified by ordinance by the City and subsequently integrated into the New Zoning Ordinance.

- 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 2017: The City received one application for a new ADU in December of 2017 and is currently being processed ministerially under the new State development standards.

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 2017: As of December 31, 2017, the existing available balance in the Housing In-Lieu fund is \$266,965, including earned interest. Other than interest earnings, only two deposits to the Housing In-Lieu fund took place in 2017. One was for the HHG Hotel project in the amount of \$10,704 and the second was for the R.D. Olson Hotel project in the amount of \$247,115. The following expenses to the Housing In-Lieu fund took place in 2017: \$25,000 to the Housing Trust Fund of Santa Barbara County for support of a South Coast Workforce Homebuyer Program as well as an additional \$1,174 as a commensurate portion of the City's Comprehensive Fee Study. 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 2017: The City continues to seek grant funds for affordable housing and is a member of the Santa Barbara County HOME Consortium. The City did not receive any applications for HOME funding in 2017 and no Federal CDBG program monies were used for affordable housing. Lastly, City staff continues to work with the Housing Trust Fund of Santa Barbara County to identify new ways to connect the Housing Trust Fund services to housing project applicants.

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 2017: The CDBG 2016-2017 Action Plan was approved by the City Council on May 3, 2016 and listed local and external sources of housing funds with disbursement opportunities. The Action Plan outlined the City's CDBG activities for the 12-month period from July 1, 2016 to June 30, 2017. Similarly, the CDBG 2017-2018 Action Plan was adopted on July 18, 2017 and covers July 1, 2017 to June 30, 2018. As with all CDBG activities, the projects outlined in the Action Plan had to meet one of the United States Department of Housing and Urban Development's (HUD's) three national objectives for the CDBG program. These national objectives include:

1. Activities which benefit low- and moderate-income persons;
2. Activities which aid in the prevention or elimination of slums or blight; and
3. Activities designed to meet community development needs having a particular urgency.

The City's initial Action Plan goals concentrated efforts on national objective #1, above. The City's 2016-2017 and 2017-2018 Action Plans' proposed projects and activities also support the needs and priorities that were identified in the City's 2015-2019 Consolidated Plan. The Consolidated Plan is a community blueprint for meeting the housing and community development needs of the City and provides a description of existing housing and community development needs, and long-term strategies to address those needs.

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 2017: 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. 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 2017: On March 3, 2015, City Council adopted Ordinance 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 Public Review Draft of the New Zoning Ordinance incorporates the provisions of Ordinance 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.

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 2017: The New Zoning Ordinance 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. The City continues to work with developers and nonprofit groups to discuss opportunities for cooperative and collaborative housing when and where permissible and feasible. Upon adoption of the new zoning code, the City will have fully implemented this program of the General Plan, Housing Element.

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 2017: Through the South County Energy Efficiency Partnership (SCEEP), the City coordinates with Southern California Edison (SCE) and the Southern California Gas Company to promote local outreach events and educational resources to provide easy solutions to reducing energy use in homes, businesses, and industries. For example, through SCE's Direct Install Program, qualifying businesses using less than 100kW monthly are provided free energy assessments, free energy efficient products, and free installation. Additionally, the City continues to partner with the emPower Central Coast program which provides residents of the counties of Santa Barbara, San Luis Obispo, and Ventura with unsecured, low interest loans with flexible terms of repayment for up to 15 years in order to achieve manageable monthly costs for home energy saving improvements. The program also provides resources to businesses in the Tri-County region for rebates and incentive opportunities for building efficiency that saves energy, water, and money.

In addition to flyers and informational material provided at City Hall, the City continues to use its website, the Monarch Press, and other social media to communicate energy efficiency projects and resources to the public. Additionally, the City's "Go Green Goleta" initiative is used to brainstorm creative initiatives and cultivate awareness about the importance of making small changes that can have big impacts. The webpage for the initiative also includes useful links to SCEEP, SCE, Southern California Gas Company, emPower SBC, and many other site 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 2017: The City uses its website to communicate programs to enhance residential energy efficiency through retrofitting and upgrading existing structures through the emPower Central Coast, which is promoted on the City's Go Green Goleta webpage. Through emPower, homeowners can receive free home evaluations, as well as gain access to low-interest loans and qualified contractors. Lastly, as part of the City's building codes, all individual multifamily projects are required to have separately metered utilities for each individual housing unit.

- 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 2017: The City adopted the updates for the 2016 California Building, Electrical, Plumbing, Mechanical, Residential and Green Building Codes via Ordinance No. 16-06 and ensure that the City's municipal code is consistent with the current State building regulations, including those for energy conservation. Throughout 2017, projects within the City that receive 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 2017: 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.

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 2017: Within Title 15 [Buildings and Construction] of the City's Municipal Code, construction standards and regulations are codified, including those that encourage or requiring integrating renewable energy designs and methods. New development within the City 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.

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 2017: A major accomplishment for the City in 2017 was the completion of the segment of Hollister Class 1 bike route from Ellwood School to Pacific Oaks. Additionally, the Department of Public Works continues to improve designated Class 2 bike lanes throughout the City when restriping roadways as part of general maintenance and upkeep. During the review of proposed new development projects, the City's planning staff continues to work with developers to encourage incorporating transit-oriented design principles into their project and tie elements of their project into existing public transit facilities and/or routes. Additionally, the Draft New Zoning Ordinance includes development standards that emphasize and encourage public transportation

and other alternatives like walking and bicycling. Lastly, throughout 2017 the City was involved in negotiations with Direct Relief to acquire their property at 27 South La Patera Lane for the development of a future rail depot and has recently submitted applications for grant funding to facilitate the City's ability to purchase the property in 2018.

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 2017: On December 14, 2014, City Council adopted a new Housing Element for the 2015-2023 planning period via Resolution No. 14-65. This Housing Element was certified by the California Department of Housing and Community Development on March 2, 2015. On March 15, 2016, City Council approved the General Plan/Coastal Land Use Plan 2015 Progress Report via Resolution No. 16-09. Throughout the last two years, the City has conducted public meetings and workshops to elicit public input on the New Zoning Ordinance, with heavy focus on Housing Element implementation therein. The City continues to monitor changes in State housing law, residential housing supply, and changes in housing stock demand in order to appropriately allocate City resources and efforts.

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 2017: Historically, The City participates in the South Coast Affordable Housing (SCAH) Task Force and the Santa Barbara County Ten Year Plan to End Chronic Homelessness Advisory Committee. These two entities were consolidated in

2012 into a new advocacy group entitled the Central Coast Collaborative on Homelessness (C3H), which is a new countywide initiative dedicated to the efficient and effective delivery of homeless related services throughout our region. The City continues to participate with this advisory group.

The City also continues to participate in the quarterly meetings of the Joint Affordable Housing Task Group (JAHTG), which is comprised of the cities of Goleta, Santa Barbara, and Carpinteria, as well as the County of Santa Barbara County. The JAHTG 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. Although no projects in Goleta were funded in 2017, the HOME Consortium has funded several affordable housing projects and programs over the past several years in the City.

- 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:
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 2017: 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. The City's website continues to serve 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 2017: The City's Planning and Environmental Review Department staff and the staff of the Department of Neighborhood Services and Public Safety continue to work together to implement the programming within the Housing Element, attend regional planning meetings with the Affordable Housing Task Group, and maintain relationships with non-profit providers (e.g., People's Self-Help Housing, Habitat for Humanity, etc.). Additionally, City staff coordinates interdepartmentally on a regular basis to ensure that new residential projects are best-designed to 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 2017: Although no applications for new large residential projects were submitted to the City in 2017, 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 the 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 2017: The City of Goleta continues to be an active participant on the League of California Cities. 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 2017. 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 2017

Development	Location	Number and Type of Units		
		#	Unit Type	Income Group
Village at Los Carneros	6523-6533 Calle Koral	6	5+ Units	6 Above-Moderate
Village at Los Carneros	6535-6545 Calle Koral	6	5+ Units	6 Above-Moderate
Village at Los Carneros	6614 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6616 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6620 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6622 Calle Koral	1	Detached SFD	1 Above-Moderate

Development	Location	Number and Type of Units		
Village at Los Carneros	6624 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6626 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6628 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6630 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6547-6557 Calle Koral	6	5+ Units	6 Above-Moderate
Village at Los Carneros	6559-6567 Calle Koral	5	5+ Units	5 Above-Moderate
Village at Los Carneros	6642 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6644 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6646 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6648 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6650 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6652 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6654 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6658 Calle Koral	1	Detached SFD	1 Above-Moderate
Village at Los Carneros	6670 Calle Koral	1	Detached SFD	1 Above-Moderate
Mariposa Ellwood Shores	190 Viajero Drive	58	Assisted Living	58 Above-Moderate
	3 Baker Lane	1	Detached SFD	1 Above-Moderate
	7 Baker Lane	1	Detached SFD	1 Above-Moderate

Table 3 documents the residential units built in 2017 by income group. All of the 100 new residential units constructed in 2017 were within the "Above-Moderate" income group.

TABLE 3
TOTAL BUILT RESIDENTIAL UNITS BY INCOME GROUP

	Total Units Added	Extremely Low	Very Low	Low	Moderate	Above-Moderate
2017 Units	100	-	-	-	-	100

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 completed since the beginning of the projection period (January 1, 2014) are credited towards the City's housing need for the planning period. The total units added in 2017 were 100 with a total remaining need of 561 units.

TABLE 4
HOUSING OBJECTIVES UPDATE (2015-2022)

Income Level	RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Extremely Low	118	0	0	0						0	118
Very Low	117	0	0	0						0	117
Low	157	0	0	0						0	157
Moderate	174	5	0	0						5	169
Above Moderate	413	197	135	100						432	0
Total	979	202	135	100						437	542

Note: The 2015-2023 housing unit need is established via the Regional Housing Needs Allocation, as determined by HCD and Santa Barbara County Association of Governments.

3.10.2 Removal of Constraints for Affordable Housing

The City addresses potential barriers to the development of affordable housing through the application review process for new residential projects. In 2017, these efforts resulted in the approval and construction of several projects that will provide new affordable housing options within the City. These projects include the Village at Los Carneros, Villa La Esperanza, and Old Town Village. With 69 of the 465 units being for lower income households, the Village at Los Carneros project alone will provide more affordable housing units than any development within the City since its incorporation. The City can expect a continued increase in the total number of new available affordable units throughout the next few years as these units are constructed and receive final occupancy clearance.

3.10.3 Housing Element Update Process (2015 - 2023)

The City's Housing Element required a comprehensive update to address the new RHNA for the 2015 - 2023 planning period. The City received the countywide RHNA of 11,030 units in June 2012 and the Goleta-specific allocation from the Santa Barbara County Association of Governments (SBCAG) on July 18, 2013. California Department of Housing and Community Development (HCD) accepted the City-specific breakdown on August 22, 2013. The new RHNA for the City is a total of 979 units and is broken down into the following income levels: 235 very low units (the City splits this evenly into extremely low and very low); 157 low units; 174 moderate units; and 413 above

moderate units. The new RHNA of 979 units is 667 units less than the prior RHNA cycle requirement of 1,641 units.

The City entered into an agreement with John Douglas and Associates as part of the effort to address the new RHNA and prepare a new Housing Element. In 2014, City staff held two public workshops on the Housing Element update and updated the Planning Commission on two occasions. City staff also conducted a public workshop with the Planning Commission to review housing-related zoning regulations. On September 4, 2014, the City submitted a draft Housing Element and Technical Appendix to HCD for their review. On November 4, 2014 HCD issued a letter finding that the draft Housing Element 2015-2023 met the requirements of state law and will comply with state housing element law when adopted and submitted to HCD for final review. On December 8, 2014, the City's Planning Commission made a recommendation to the City Council for the adoption of the Housing Element 2015 - 2023. On December 16, 2014, the City Council unanimously adopted the Housing Element 2015 - 2023.

The Housing Element addresses the City's RHNA allocation and maintains policies ensuring housing for the special needs community. The accompanying Technical Appendix was updated with more recent U.S. Census data. The policies included within the Housing Element 2015 - 2023 are not substantially different from those in the Housing Element 2007 - 2014. However, the policies and programs were condensed and re-organized to improve usability and clarity.

On March 2, 2015, the City received final certification of the Housing Element 2015 - 2023 by the HCD. The City is now implementing the Policies and Implementation Programs in the Housing Element 2015 - 2023. Adoption of the New Zoning Ordinance will significantly improve the City's ability to implement the General Plan, including the Housing Element.

3.10.4 Housing Projects of Interest

Since 2015, multifamily housing projects totaling approximately 660 units were approved for construction in the City. Of those, 42 received occupancy clearance in 2017 and the majority of the remaining units are expected to receive occupancy in the 2018. Multifamily housing projects that are currently under construction include: Village at Los Carneros (465 units, including 69 affordable units); Old Town Village Mixed-Use Project (175 units, including 14 affordable units); Villa La Esperanza (8 additional affordable units); and Citrus Village (10 units). The Cortona Apartments (176 units) were approved in 2015, but have not yet begun construction. Additionally, the Mariposa at Ellwood Shores assisted living facility was completed in 2017. This 58 unit facility includes 32 one-bed units that are fully independent and 26 two-bed units with shared shower facility between, totaling 84 beds for resident guests.

Several other projects are currently in the permit and design process and total over 500 additional units. The largest of these pending projects include: Heritage Ridge Apartments (228 residential units and 132 senior units); Kenwood Village Apartments (60 units); and the Shelby project (60 units).

Appendix A

General Plan/Coastal Land Use Plan 2017 Implementation Actions and Programs Summary

This page is intentionally left blank.

Appendix B

Planning Commission and City Council Resolutions

This page is intentionally left blank.

Appendix C

California Housing and Community Development Housing Inventory Tables

This page is intentionally left blank.

Appendix D

Housing Successor Annual Report Regarding the Low and Moderate
Income Housing Asset Fund for Fiscal Year 2016-17 Pursuant to California
Health and Safety Code Section 34176.1(f) for the City of Goleta

This page is intentionally left blank.

Appendix E

Goleta Affordable Housing Map

This page is intentionally left blank.

RESOLUTION NO. 18-xx

[THIS PAGE INTENTIONALLY LEFT BLANK]

[TO BE REPLACED WITH SIGNED CITY COUNCIL RESOLUTION]

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Goleta, CA

Reporting Period 1/1/2017 - 12/31/2017

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
			0	0	0						
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶			0	100	100						
(10) Total by income Table A/A3 ▶ ▶					100	100					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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

Jurisdiction City of Goleta, CA
Reporting Period 1/1/2017 - 12/31/2017

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0

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

Jurisdiction City of Goleta, CA

Reporting Period 1/1/2017 - 12/31/2017

No. of Units Permitted for Above Moderate	19	0	81	0	0	100	0
---	----	---	----	---	---	-----	---

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Goleta, CA

Reporting Period 1/1/2017 - 12/31/2017

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	235	0	0	0	0	0	0	0	0	0	0	235
	Non-deed restricted		0	0	0	0	0	0	0	0	0	0	
Low	Deed Restricted	157	0	0	0	0	0	0	0	0	0	0	157
	Non-deed restricted		0	0	0	0	0	0	0	0	0	0	
Moderate	Deed Restricted	174	5	0	0	0	0	0	0	0	0	5	169
	Non-deed restricted		0	0	0	0	0	0	0	0	0	0	
Above Moderate		413	197	135	100	0	0	0	0	0	0	432	-19
Total RHNA by COG. Enter allocation number:		979	202	135	100	0	0	0	0	0	0	437	542
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

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

Jurisdiction City of Goleta, CA
Reporting Period 1/1/2017 - 12/31/2017

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of 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

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

Jurisdiction City of Goleta, CA

Reporting Period 1/1/2017 - 12/31/2017

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 2.8 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

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

Jurisdiction City of Goleta, CA

Reporting Period 1/1/2017 - 12/31/2017

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
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

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

Jurisdiction City of Goleta, CA

Reporting Period 1/1/2017 - 12/31/2017

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 2.7 Encourage Accessory (Second) Residential Units	20 new second units	2022, Zoning Ordinance amendment in 2015, Prepare design guidelines by 2018	Ongoing

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

Jurisdiction	City of Goleta, CA
Reporting Period	<u>1/1/2017</u> - <u>12/31/2017</u>

General Comments:

Refer to attached General Plan / Coastal Land Use Plan 2017 Progress Report for more detail regarding the status of implementation actions.

**HOUSING SUCCESSOR ANNUAL REPORT
REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2016-17
PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)
FOR THE
CITY OF GOLETA**

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of December 21, 2017. This Report sets forth certain details of the City of Goleta (Housing Successor) activities during Fiscal Year 2016-17 (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 contained within the Comprehensive Annual Financial Report for Fiscal Year 2016-17 (Fiscal Year) as prepared in conjunction with White Nelson Diehl Evans LLP (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 forgiveable 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	\$181,818
Total Value of Housing Successor Assets	\$181,818

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 forgiveable 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

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.

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.

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.

