



**Agenda Item D.2**  
**DISCUSSION/ACTION ITEM**  
**Meeting Date: March 2, 2021**

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**TO:** Mayor and Councilmembers

**FROM:** Peter Imhof, Planning and Environmental Review Director

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

**SUBJECT:** General Plan/Coastal Land Use Plan 2020 Progress Report

**RECOMMENDATION:**

Adopt Resolution 21-\_\_\_, entitled "A Resolution of the City Council of the City of Goleta, California, Approving the General Plan/Coastal Land Use Plan 2020 Progress Report."

**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/Coastal Land Use Plan 2020 Progress Report (2020 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 2020 Progress Report serves to document progress towards implementing the General Plan.

The Planning Commission considered the contents of the 2020 Progress Report on February 8, 2021 and recommended that City Council approve the 2020 Progress Report and authorize staff to submit the report to the OPR and HCD.

## **DISCUSSION:**

The 2020 Progress Report (Exhibit 1 to Attachment 1) is organized into three sections with five appendices. A summary of the Progress Report is provided below.

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

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

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

Appendices: Appendix A is a summary table tracking all General Plan Implementation Actions. Appendix B will include the signed Planning Commission recommendation resolution and the City Council Report approval resolution. (Note: The City Council resolution will be added to the Report after the required action is taken.) Appendix C is a copy of the online annual housing survey that City staff will submit to HCD. Appendix D is the Housing Successor Annual Report Regarding the Low- and Moderate-Income Housing Asset Trust Fund for Fiscal Year 2019-20. Appendix E is an informational map denoting affordable housing units located within the City in 2020.

After review of the 2020 Progress Report, provided as Exhibit 1 of Attachment 1, the City Council is asked to adopt the attached Resolution (Attachment 1), officially approving the 2020 Progress Report and recommending submitting said report to the State.

## **FISCAL IMPACTS:**

Preparation of this report was included in the adopted FY 2020-21 Budget under Program 4300 of the Advance Planning Division. There are no fiscal impacts to the City for approving the 2020 Progress Report. The report conforms to the California Government

Code and complies with the standards required to meet the State's annual reporting expectations.

**ALTERNATIVES:**

Approval of the 2020 Progress Report by the Legislative body is required under the California Government Code and is a recommended best practice. The Council may request alterations be made to any section as long as the revisions meet the requirements of Government Code.

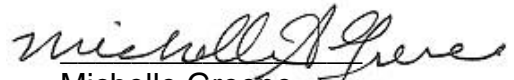
**Reviewed By:**

**Legal Review By:**

**Approved By:**

  
Kristine Schmidt  
Assistant City Manager

  
Michael Jenkins  
City Attorney

  
Michelle Greene  
City Manager

**ATTACHMENTS:**

1. Resolution No. 21-\_\_\_, entitled "A Resolution of the City Council of the City of Goleta, California, Approving the General Plan/Coastal Land Use Plan 2020 Progress Report"
2. Staff Presentation

## **Attachment 1**

Resolution No. 21-\_\_\_, entitled “A Resolution of the City Council of the City of Goleta, California, Approving the General Plan/Coastal Land Use Plan 2020 Progress Report”

## RESOLUTION NO. 21-\_\_

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, APPROVING THE GENERAL PLAN/COASTAL LAND USE PLAN 2020 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. require 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)(F) requires the City to include in the report an assessment of the degree to which the General Plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the General Plan; and

**WHEREAS** California Government Code Section 65400(a)(2) requires the City to submit the report to the Governor’s Office of Planning and Research (OPR) and HCD by April 1 of each year; and

**WHEREAS**, on February 8, 2021, the Planning Commission considered the contents of the General Plan/Coastal Land Use Plan 2020 Progress Report (2020 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 2020 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 2, 2021, 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 2020 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 2020 Progress Report**

Pursuant to Section 65400(a)(2) of the Government Code, the City Council has reviewed the 2020 Progress Report, attached as Exhibit 1 and incorporated herein by reference, and finds that the 2020 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 2020 Progress Report.

**SECTION 3. Submittal of General Plan 2020 Progress Report**

The City Council directs the City's Advance Planning Manager, or her designee, to submit the 2020 Progress Report to OPR and HCD on or before April 1, 2020 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 2<sup>nd</sup> day of March 2021.

\_\_\_\_\_  
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 LOPEZ, City Clerk of the City of Goleta, California, DO  
HEREBY CERTIFY that the foregoing City Council Resolution No. 21-\_\_ was  
duly adopted by the City Council of the City of Goleta at a regular meeting held  
on the 2<sup>nd</sup> day of March, 2021, by the following roll call vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

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DEBORAH S. LOPEZ  
CITY CLERK



**ATTACHMENT 1**  
**EXHIBIT 1**

General Plan/Coastal Land Use Plan  
2020 Progress Report

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# General Plan/Coastal Land Use Plan 2020 Progress Report



*Prepared by:*

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

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

*On Behalf of:*

Goleta City Council  
Goleta Planning Commission

March 2, 2021

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<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 2020.....	3
2.3 Summary.....	4
3.0 General Plan Implementation Progress.....	6
3.1 Land Use Element.....	6
3.2 Open Space Element.....	8
3.3 Conservation Element.....	11
3.4 Safety Element.....	14
3.5 Visual and Historic Resources Element.....	15
3.6 Transportation Element.....	17
3.7 Public Facilities Element.....	21
3.8 Noise Element.....	22
3.9 Housing Element.....	23
3.10 Housing Element Tables.....	44
3.11 LEAP Grant.....	49

<u>List of Tables</u>	<u>Page Number</u>
Table 1 General Plan Amendments (as of December 31, 2020).....	5
Table 2 Residential Units Completed in 2020.....	45-46
Table 3 Total Built Residential Units by Income Group.....	46
Table 4 Housing Objectives Update.....	47

#### Appendices

Appendix A	General Plan Implementation Actions and Programs Summary 2020
Appendix B	Planning Commission and City Council Resolutions
Appendix C	Department of Housing and Community Development Tables
Appendix D	Housing Successor Annual Report Regarding the Low and Moderate Income Housing Asset Fund for Fiscal Year 2019-2020 Pursuant to California Health and Safety Code Section 34176.1(f) for the City of Goleta
Appendix E	Goleta Affordable Housing Map

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## **1.0 INTRODUCTION**

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

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

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

This General Plan Progress Report summarizes the General Plan implementation progress for 2020. Section 2.0 includes the status of General Plan Amendments. Section 3.0 presents a review of the implementation actions, by General Plan element. The regional housing needs status update is provided under the Housing Element review in Section 3.10 of this report.

As of December 31, 2020, the General Plan has been amended a total of twenty-two times since its adoption in 2006, with all but one being in the form of land use designation changes, policy amendments, and corresponding updates to the associated figures. One distinct amendment, which was passed by voter referendum on November 6, 2012, was for Measure G2012: Goleta Heritage Farmlands Initiative. This amendment to the General Plan added a new Land Use Element policy that prohibits the change of land use designation for "Agriculture" lands which are ten acres or more without the approval of voters until 2032. These amendments all retain internal consistency as evaluated as part of each individual amendment action.

The General Plan and related amendments were completed based on direction provided as part of the OPR General Plan Guidelines (2003) adopted pursuant to Government Code Section 65040.2. Consistent with Government Code Section 65400(a)(2), this General Plan Progress Report must be provided by the Planning Commission for approval by the City Council, approved by the City Council and submitted to the OPR and HCD prior to April 1<sup>st</sup>, the statutory deadline. Refer to Appendix B for the Planning Commission Resolution No. 21-\_\_ and the City Council Resolution No. 21-\_\_, which document the recommending and approval actions, respectively.



## **2.0 GENERAL PLAN AMENDMENT STATUS**

### **2.1 Background**

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

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

### **2.2 Status of Amendments in 2020**

The following section describes amendments and amendment initiations to the General Plan that occurred in 2020.

#### **General Plan Amendments Adopted in 2020**

The City did not amend the General Plan in 2020.

#### **General Plan Amendment Initiations in 2020**

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

***5631 Calle Real Land Use:*** On March 3, 2020, City Council authorized staff, via Resolution No. 20-11, to proceed with an applicant-requested amendment to the General Plan Land Use Element to change the land use designation on Figure 2-1(Land Use Plan Map) for APNs 069-160-057 and -058 (5631 Calle Real) from Public/Quasi-Public to Community Commercial.

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

### **Pending General Plan Amendments in 2020**

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

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

**Heritage Ridge:** This project is a proposed new residential development that includes amendments to Conservation Element Figure 4-1, Environmentally Sensitive Habitat Areas, and to Open Space Element Figure 3-5, Open Space Plan Map. The scope of the amendments includes updating the Environmentally Sensitive Habitat (ESHA) layer based on site-specific studies for the ESHA located on the project site north of Calle Koral and Camino Vista and east of S. Los Carneros Road. The project EIR is currently being updated as a result in project description changes as well as new CEQA requirements since the EIR was last circulated. The EIR will be recirculated for the revised sections and it is anticipated the project will be going to the Planning Commission sometime in late spring/early summer of 2021.

### **Withdrawn / Uninitiated / Denied General Plan Amendments in 2020**

There were no withdrawn, uninitiated, or denied General Plan Amendments in 2020.

## 2.3 Summary

During 2020, there were no amendments to the General Plan. Prior to that, the last revision to the General Plan was on December 3, 2019. Table 1 presents a summary of all adopted General Plan amendments. The General Plan as amended through 2020 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, 2020)<sup>1</sup>**

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

1-15-19	17-021	Functional Street Classifications	Reso. No. 19-02
4-16-19	18-134	Cannabis and Accessory Uses	Reso. No. 19-21
5-21-19	18-152	Hollister Village Apartments	Reso. No. 19-29
12-03-19	19-021	Rental Inclusionary Housing	Reso. No. 19-73

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

### 3.0 GENERAL PLAN IMPLEMENTATION PROGRESS

The following subsections represent the progress the City has made towards implementing the actions of the General Plan during the 2020 reporting period. Please refer to Appendix A of this report for a checklist of progress by implementation action/program. The following subsections and Appendix A are provided consistent with the requirements of Government Code Section 65400(a)(2)(A).

#### 3.1 Land Use Element

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

**Summary 2020:** After a multi-year development and outreach effort, the City adopted the New Zoning Ordinance (NZO) on March 3, 2020 via Ordinance No. 20-03. The NZO is now codified as Title 17 of the Goleta Municipal Code. In addition, the City adopted Ordinance No. 20-09 on October 6, 2020 to provide clean-up edits to the newly adopted Title 17 that were identified during early application of the new code. In 2020, staff also began informal consultation with California Coastal Commission staff with the goal of eventual certification of the City's Local Coastal Program.

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

**Summary 2020:** 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 2020:** No new traffic mitigation agreements were entered into during 2020. However, 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. No new LRDP traffic mitigation payment requests were made during 2020. However, the City will continue to submit payment requests as LRDP transportation improvements are completed.

**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 2020:** The City currently has design criteria for residential districts embedded within the General Plan. Site development standards (e.g., allowable uses, setbacks, lot size, height, etc.) are included in Part II and design review standards (e.g., size, bulk, scale, colors, materials, layout, etc.) are included in Part V of the NZO that was adopted on March 3, 2020. These standards, now part of Title 17 of the Goleta Municipal Code, will ensure compatibility of new development, as well as remodels/redevelopment of existing development, with the surrounding neighborhood and community.

**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 2020:** To date, the City has not pursued creating a new, stand-alone Transfer of Development Rights Ordinance.

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

**Summary 2020:** Together, the Planning and Environmental Review Department and the Neighborhood Services and Public Safety Department continue to work with property owners throughout 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. The most recent action on a permit application was in 2019, when the City approved a revision (increase in square footage and storage units) to the previously approved self-storage facility at the property located at 10 South Kellogg Avenue (APN 071-090-082). While one property in the South Kellogg industrial area came in to the City and submitted an application for a Consultation to receive formal feedback from Planning staff on new development being considered on the site, there were no permit applications received in 2020 for new development or improvements to existing businesses in this area.
- e. Mitigation of Adverse Impacts on the Adjacent Residential Area. Upon receiving any complaint, the City's Code Compliance 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 passed without substantial progress and improvement to the site being demonstrated, the City may initiate more intense code compliance efforts and/or a General Plan amendment process to consider re-designation of the subject area to "Planned Residential – 8 units/acre" or other appropriate land use category.

The City may determine that it is time to initiate more stringent code compliance efforts (contingent on additional staffing resources) and/or may consider a General Plan amendment to re-designate 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 2020:** Although the NZO, adopted via Ordinance No. 20-03 on March 3, 2020, does not include an Open Space Overlay section, the City's General Plan provides sufficient policy detail and maps to effectively guide and provide direction for the dedication and reservation of lands for parks, coastal access, trails, and open space. Furthermore, 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. As such, adoption of the NZO fully implements this action.

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

**Summary 2020:** The City completed a Development Impact Fee Nexus Fee Study in Fiscal Year 2018/19. On February 6, 2019, the City Council adopted, via Resolution 19-04, the Fee Study and new Development Impact Fees. Subsequently on February 19, 2019, the City Council adopted Ordinance No. 19-04 for a new Citywide Development Impact Fee Ordinance to require the payment of impact fees for development projects within the City, pursuant to Government Code Sections 66001 through 66025, which is also known as the "Mitigation Fee Act." The Ordinance included a specified Development Impact Fee for Parks and Recreation Facilities. Ordinance No. 19-04 was embedded in the NZO when the NZO was adopted on March 3, 2020 and is now included in Title 17 of the Goleta Municipal Code. The Development Impact Fees were updated on July 1, 2020 consistent with Resolution No. 19-04.

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



**Summary 2020:** The City did not conduct a Feasibility Study in 2020. Existing revenue sources are used to maintain the open spaces. These sources include Park Development Impact Fees, Open Space Acquisition Reserves, and outside grant funding. The City has purchased 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. The City was able to secure partial funding in 2018 for the purchase of an 8<sup>th</sup> parcel in the Overlay (APN 079-554-031) and applied for and received a Coastal Resource Enhancement Fund (CREF) Grant in 2019 for the remaining funds that were needed. The City closed escrow and acquired this property on January 24, 2020. If in the future these revenue sources are not sufficient to acquire, preserve, and maintain the City's open space, then a study as identified in this policy may be initiated. However, the City continues to actively seek other funding sources for additional open space acquisitions.

**OS-IA-4 Preparation of Park System Master Plan.** A Park Master Plan developed for the system of municipal park facilities would provide a framework to meet existing and future park and recreation service needs. Such a plan may be used to determine resource development, expansion, maintenance, operation, or capital improvements appropriate for these city facilities and as a basis for pursuing funding opportunities.

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

After adoption by City Council, the Parks and Recreation Commission identified a list of priorities for implementation of the Plan for City Council consideration. A list of priorities will assist the City Council in decisions related to projects, staffing needs and direction for the City over the next 16 years. City Council is expected to review prioritization recommendations in 2021.

**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 2020:** Implementation of the adopted Ellwood Mesa/Sperling Preserve Open Space Monarch Butterfly Habitat Management Plan in 2020 included regular ongoing removal of abandoned trash throughout the grove, emergency trimming and removal of 47 hazardous trees next to private residences and public trails, and hosting a well-attended community forum on the status of monarch butterflies and overview of the management plan. The City's technical consultant team also completed the Ellwood North enhancement plan, which includes landscape plans, focused rare and native plant surveys, wildfire fuel reduction, and proposed tree removals and new plantings.

Additional community outreach, public contracting, and permitting are in progress, with major project implementation slated in 2021. City staff also coordinated a grant funding extension with the State of California to secure funding through 2025. The funding is programmed for additional work items specified in the management plan, including additional research to understand monarch butterfly habitat, trail and signage improvements, and comprehensive enhancement of the grove.

The Lake Los Carneros Management Plan is proposed to be updated in Fiscal Year 2023, with specific updates proposed for habitat management, the trail system, wildfire risk reduction, and dam improvements. In 2020, a structural assessment of the wooden footbridge was completed, following closure of the bridge due to deferred maintenance and a public safety hazard. A proposed bridge replacement plan and timeline is being developed by the Public Works Department with assistance from consulting engineers. In 2020, the City developed plans for Armitos Park in Old Town. In February 2020, the City Council awarded a contract to RRM, Inc. to prepare the construction documents for the development of the community garden, as well as improvement. On June 21, 2020, City Council voted to support “Conceptual Design 2” for Armitos Park. The design includes improvements to the playground and access to the area from the Armitos Avenue right-of-way, raised garden beds, benches, demonstration area/outdoor classroom, tool sheds, composting area and landscaping. The bike path extension that would connect this area to Jonny D. Wallis Neighborhood Park is also included in this conceptual plan. On December 1, 2020, City Council authorized staff, via Resolution No. 20-65, to apply for a Proposition 68 Statewide Park Program grant for improvements at Armitos Park.

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

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

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

**CE-IA-3 Preparation of a Creek and Watershed Management Plan.** A citywide Creek and Watershed Management Plan will be prepared to provide detailed standards of acceptable practices for protecting the ecological function, water quality, and drainage and flood control function of Goleta's creeks and watersheds. Participate in multijurisdictional watershed management plans, where appropriate.

**Summary 2020:** Development of the Creek and Watershed Management Plan (CWMP) began in 2019. In 2020, the City and consultant team conducted field surveys and public workshops and drafted the CWMP, with significant input from a Technical Advisory Committee. The CWMP was released for public review on October 20, 2020. On November 17, 2020, City Council adopted the CWMP via Resolution No. 20-64. The CWMP includes detailed information on the dozen creeks that run through the City, identifies impairments to these creeks, and outlines programs and specific future actions to address identified impairments.

**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 2020:** No action was taken in 2020 to develop a Tree Protection Ordinance.

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

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

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

In addition to the above, the GHG Reduction Plan will include a plan for City Operations that will address, but is not limited to, the following measures: an energy tracking and management system; energy-efficient lighting; lights-out-at-night policy; occupancy sensors; heating, cooling, and ventilation system retrofits; ENERGY STAR appliances; green or reflective roofing; improved water pumping energy efficiency; central irrigation control system; energy-efficient vending machines; preference for recycled materials in purchasing; use of low or zero-emission vehicles and equipment and recycling of construction materials in new city construction; conversion of fleets (as feasible) to electric and hybrid vehicles; and solar roofs.

**Summary 2020:** On July 15, 2014, the City Council adopted the City's Climate Action Plan (CAP) via Resolution No. 14-44. On September 1, 2015, City Council authorized City staff to participate with Santa Barbara County in a technical and financial feasibility study for Community Choice Energy (CCE). A CCE is identified in the City's CAP as the largest local greenhouse gas emissions reduction strategy as electricity would be available from expanded renewable sources. The CCE strategy in the City's CAP is identified as Measure No. CCA-1. After a multi-year effort to study and prepare for a CCE, the City Council voted to join Central Coast Community Energy, 3CE (formerly Monterey Bay Community Power or MBCP), on August 20, 2019. On December 4, 2019, the 3CE Policy Board accepted the City of Goleta as a new member and seated its representative on the Policy Board. In 2020, 3CE revised its procurement strategy to further the goal of reducing GHG emissions and set a goal to provide clean and renewable resources for 100% of its retail sales by 2030. Enrollment in 3CE service will begin in October 2021. For more information on 3CE visit: <https://3cenergy.org/>.

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

Finally, on December 5, 2017, the City adopted a goal of 100 percent renewable electricity use by municipal facilities and 100 percent renewable electricity supply for the community by 2030 via City Council Resolution No. 17-52. The Cities of Goleta and Carpinteria and the County of Santa Barbara collaborated on a strategic energy planning project to identify opportunities to cost-effectively develop clean energy resources and develop a Clean Energy Roadmap that will support the City's 100% Renewable Energy Goal. The City Council adopted the Strategic Energy Plan (SEP) on July 16, 2019 via City Council Resolution No. 19-46. For more information on the SEP

refer to the City of Goleta's website for Sustainability & Climate Adaptation or visit: <http://www.centralcoastpower.org/sep.nrg>.

### 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 2020:** The NZO, adopted on March 3, 2020 and codified as Title 17 of the Goleta Municipal Code, contains standards for proposed development and new land uses in coastal, geological, and fire hazards. Additionally, regulations creating an "AE" Airport Environs Overlay District are also included within the now codified Title 17.

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

**Summary 2020:** 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 FY 2021/22. The completion of the Phase II bridge and channel improvements will improve the flood conveyance capacity of the San Jose Creek flood control channel. Upon completion of improvements, a Letter of Map Revision (LOMR) will be submitted to FEMA that will revise the 100-year FEMA flood hazard map and remove a good portion of Old Town from the flood hazard area. The revised flood map and removal of both residential and commercial property from the 100-year flood hazard area will lower flood risk and allow a reduction in insurance premiums while also encouraging new investment throughout the Old Town area.

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

**Summary 2020:** The City's Advance Planning staff and the City's Oil and Gas consultant continue to play an active role participating in the County's monthly meetings of the System Safety and Reliability Review Committee. Throughout the year, safety audits are scheduled and conducted through this committee for all facilities within Santa Barbara County, of which the only facility within the City of Goleta is the Ellwood Onshore Facility (EOF). An annual safety audit was completed on September 9 and 18, 2020 for the EOF to evaluate the facility's compliance with its Safety, Inspection, Maintenance and Quality Assurance Program. Additionally, the City has continued

being actively involved with ongoing work that has occurred since the April 17, 2017 Venoco lease quitclaim and bankruptcy as well as working with the State on the ongoing decommissioning work being conducted by California State Lands Commission. Work to plug and abandon the two PRC 421 wells was finished on September 14, 2019 and since then the State has been working on a plan to remove the structures and return the area to its natural, pre-oil drilling state. The City expected the State to release its draft of the CEQA analysis to determine the final disposition of the two remnant piers in 2021.

**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 2020:** The City's Multi-Jurisdictional Hazard Mitigation Plan, originally adopted by City Council in 2012, identifies natural hazards throughout all of Santa Barbara County. The plan also includes each of the eight incorporated cities within the County 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, 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. The Plan is typically updated every 5 years.

The City also complies with the Standardized Emergency Management System (SEMS) and National Incident Management System (NIMS), as outlined in Chapter 2.10 of the Goleta Municipal Code. The NIMS/SEMS response protocol is also set forth in the City's Emergency Operations Plan (EOP). The most recent update to the City's EOP was approved by the City Council on October 18, 2019. The objective of this Plan is to incorporate and coordinate all the facilities and personnel of the City of Goleta into an efficient organization capable of responding effectively to any emergency. All City hires receive 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 2020:** On April 21, 2020, the City Council adopted Resolution No. 20-21 to ratify Santa Barbara County Ordinance No. 5091. The County Ordinance includes building standards relating to fire and life safety, which are more restrictive than those endorsed by the State Fire Marshal and contained within the California Building Code. The County Ordinance specifically amended Chapter 15 of the County Code and adopted the 2019 California Fire Code, portions of the 2018 edition of the International Fire Code, portions of California Code of Regulations Title 19, together with portions of the Appendix Chapters thereof, and amendments thereto.

### 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 2020:** The NZO, adopted on March 3, 2020 and codified as Title 17 of the Goleta Municipal Code, includes standards for design review, development standards, parking regulations, sign regulations, as well as standards for telecommunication facilities located on private property. Design review standards are included in Part V of the zoning code (e.g., size, scale, colors, materials, layout, open space, etc.) in order to ensure compatibility of new development and redevelopment with the existing neighborhood and surrounding community. Site development standards are included in Part II (e.g., allowable uses, setbacks, lot size, height) in order to ensure that new development is well-controlled and planned. Parking regulations are included in Part IV (e.g., required number, size, location, bicycle parking) in order to ensure adequate on-site parking is provided. Sign regulations are also included in Part IV (e.g., types, size, placement, materials, lighting) to ensure that approved signage minimizes potential negative impacts to the surrounding community. Lastly, the City began work on an Historic Preservation Program in 2016, which has been an ongoing effort through all of 2020. The Program, including zoning regulations, was presented to the Planning Commission for consideration and a recommendation to City Council at a hearing on December 14, 2020. Additional hearings are planned for 2021. When completed the Program regulations will be integrated into Title 17 and other Titles within the Goleta Municipal Code.

**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 2020:** The City currently has architectural and design guidelines for commercial projects (adopted April 7, 2003 via Resolution No. 03-20) and other specific guidelines for those projects located within the Old Town Heritage District. These Old Town guidelines were adopted by the County in 2001 and subsequently adopted by the City upon incorporation on February 1, 2002 via Resolution No. 02-01. The NZO, adopted on March 3, 2020 and codified as Title 17 of the Goleta Municipal Code, includes general design guidelines for landscaping, lighting, parking and loading areas, and signage in order to provide clear direction for new and existing development throughout the City and incorporates the Goleta Old Town Heritage District Architecture

and Design Guidelines through Chapter 17.19, -OTH Old Town Heritage Overlay District.

Additionally, on June 6, 2020, City Council authorized staff to submit a Local Early Action Planning Grant application for the development of objective design standards for multi-unit and mixed-use developments. Work on that project is expected to begin in early 2021.

**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 2020:** While no specific Story Pole/Visualization Simulation Procedure has been created, story pole guidelines have been included as a part of the NZO that was adopted on March 3, 2020 as Ordinance No. 20-03. Seven distinct provisions for story poles are discussed in detail in the Notification Requirements section as subsection 17.52.050(C)(5). Additional and more-specific Story Pole/Visualization Simulation Procedures were identified as a follow-up item to the NZO. No further work on these procedures were developed in 2020.

**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 2020:** 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. The Program, including the establishment of a Historic Preservation Commission, was presented to the Planning Commission for consideration and a recommendation to City Council at a hearing on December 14, 2020. Additional hearings are planned for 2021. When completed the Program regulations regarding a Historic Preservation Commission will be integrated into Title 2 and Title 17 of the Goleta Municipal Code.

### **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 2020:** The City completed a Development Impact Fee Nexus Fee Study in Fiscal Year 2018/19. On February 6, 2019, the City Council adopted, via Resolution 19-04, the Fee Study and new Development Impact Fees. Subsequently, on February 19, 2019, the City Council adopted Ordinance No. 19-04 for a new Citywide Development Impact Fee Ordinance to require the payment of impact fees for development projects within the City, pursuant to Government Code Sections 66001 through 66025, which are also known as the “Mitigation Fee Act.” The Ordinance included a specified Development Impact Fee for Transportation Facilities as well as a separate Development Impact Fee for Bicycle and Pedestrian Facilities. Ordinance No. 19-04 was embedded in the NZO when the NZO was adopted on March 3, 2020 and is now included in Title 17 of the Goleta Municipal Code. The Development Impact Fees were updated on July 1, 2020 consistent with Resolution No. 19-04.

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

**Summary 2020:** The maintenance of a Capital Improvement Program (CIP) and budget is an ongoing activity of the CIP Division of the Public Works Department. The Public Works Department reviews the CIP in five-year increments, with annual evaluations, following the fiscal (not calendar) year to support the budget process. This is consistent with the direction provided in TE-IA-2. On June 14, 2019, Council adopted the City of Goleta Two-Year Operating Budget and Capital Improvement Program Budget for Fiscal Years 2019/20 and 2020/21 (Resolution No. 19-36). The report and presentation included a five-year CIP, which identified 57 CIP projects included in the 5-year CIP budget for a total of approximately \$192 million (approximately \$78 million unfunded). These projects include 14 bicycle/pedestrian improvements, 16 street/traffic improvement projects, 12 park projects, 6 stormwater improvement projects, and 9 facility projects.

Projects that were under construction and completed in 2020 include the Hollister Avenue Class I Bike Project (Project No. 9039), San Jose Creek Emergency Channel Repair (Project No. 9009), Fairview Avenue/US 101 Intersection Sidewalk Infill (Project No. 9070), and the Old Town Sidewalk Improvement (Project No. 9031). All projects were completed on schedule and under budget.

A significant number of other projects were in the final design phase and/or moved into the construction phase during 2020, including the Ekwil Street & Fowler Road Extensions (Project No. 9002) and Hollister Avenue Bridge (Project No. 9033) projects that will be combined and are anticipated to be bid as a single project in late 2021, the Rectangular Rapid Flashing Beacons (RRFB) at Chapel / Pedestrian Hybrid Beacon (PHB) at Kingston (Project No. 9058), the Crosswalk PHB on Calle Real near Encina Lane (Project No. 9087), and the RRFB Improvements at School Crosswalks (Project No. 9088).

Additionally, the City also worked on the conceptual design phase and/or environmental review phase for several major CIP projects, including the San Jose Creek Bike Path (Projects No. 9006 and 9007), Fire Station No. 10 (Project No. 9025), LED Street Lighting (Project No. 9056), Goleta Train Depot and S. La Patera Improvements (Project No. 9079), Hollister Avenue Complete Streets Corridor Plan (Project No. 9001), Crosswalk PHB at Calle Real/Fairview Center (Project No. 9099), Annual Pavement Rehabilitation Project, Community Gardens (Project No. 9084) and Jonny D. Wallis Neighborhood Park Phase 2 – Splash Pad (Project No. 9111).

**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 2020:** Street engineering design standards were adopted upon City incorporation using the County of Santa Barbara standards. Nothing specific has been developed beyond these standards. On November 6, 2018, the City Council adopted the revised Engineering Design Standards dated September 2011 and entitled the Santa Barbara County Engineering Design Standards, As May Be Amended, for Use by the City in the Design and Review of Road and Bridge Construction Plans and Specifications within the City of Goleta (Resolution No. 18-60). The document includes replacement Section 1.1, “Associated Regulations and Specifications,” listing 44 additional State, federal, or adopted Association design guideline manuals that may be applied to the City’s roadway designs when applicable.

The City has an active CIP project to establish a streetlight fixture standard to be used Citywide and establish standard streetlight 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 2020:** While the City does not have a comprehensive NTMP, efforts are still underway to implement existing regulations (i.e., AB 321) and the City continues to install traffic calming measures to reduce school zone vehicle speeds consistent with City Council Resolution No. 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 Neighborhood Watch programs, installing flashing beacons and enhanced pavement markings and signage at school crossings as part of the School Zone Traffic Enforcement Program.

**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 2020:** In October 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 underwent extensive repairs and other operational improvements in 2018 and 2019 and is now available for public use.

Staff will also continue to seek additional opportunities with other property owners for similar purchases or possible leases of properties to increase off-street parking in the Old Town area. With the dissolution of the RDA in February 2012, the adoption and timing of implementation of this program is uncertain due to the lack of funding and will likely need to rely on the City's General Fund until other sources of funding for such efforts can be identified.

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

**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 2020:** On October 16, 2018, Council adopted the Bicycle and Pedestrian Master Plan (Resolution No. 18-57). In 2020, the City was actively engaged in bicycle and pedestrian CIPs. See TE-IA-2 for more information.

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

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

### 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 2020:** The City completed a Development Impact Fee Nexus Fee Study in Fiscal Year 2018/19. On February 6, 2019, the City Council adopted, via Resolution 19-04, the Fee Study and new Development Impact Fees. Subsequently, on February 19, 2019, the City Council adopted Ordinance No. 19-04 for a new Citywide Development Impact Fee Ordinance to require the payment of impact fees for development projects within the City, pursuant to Government Code Sections 66001 through 66025, which is also known as the "Mitigation Fee Act." The Ordinance included a specified

Development Impact Fee for Bicycle and Pedestrian Facilities, Fire Facilities, Library Facilities, Parks and Recreation Facilities, Police Facilities, Public Administration Facilities, Storm Drain Facilities, and Transportation Facilities. Ordinance No. 19-04 was embedded in the NZO when the NZO was adopted on March 3, 2020 and is now included in Title 17 of the Goleta Municipal Code. The Development Impact Fees were updated on July 1, 2020 consistent with Resolution No. 19-04.

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

**Summary 2020:** 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 2020, Council adopted, via Resolution No. 20-41, amendments to the City's Operating and CIP Budgets for the two-year budget that began July 1, 2019 and ends June 30, 2021. The updated CIP Program includes a five-year CIP with 57 CIP projects included in the CIP budget for a total of approximately \$192 million (approximately \$78 million unfunded). These projects include improvements to 14 bicycle/pedestrian accessways, 16 street/traffic improvement projects, 12 park projects, 6 stormwater improvement projects, as well as 9 facility projects.

### 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 2020:** The City did not draft a noise-specific ordinance in 2020. However, regulations for new development are included in the NZO that was adopted on March 3, 2020 via Ordinance No. 20-03. These regulations include restrictions that limit the hours of operation of specific uses (e.g., automotive facilities, commercial markets, home occupations) in order to provide additional protections to sensitive receptors. Lastly, as a standard condition of approval for all zoning permits approved by the City, construction hours for noise-generating development are restricted to the hours between 8:00 a.m. and 5:00 p.m. in order to further limit unwanted and disruptive noise.

**NE-IA-2 Design Criteria.** New design manuals should be prepared that include suggested site design and architectural design practices and methods that will attenuate

exterior and interior noise levels, including residential projects located adjacent to transportation noise sources. Standard conditions of approval for discretionary planning applications should be prepared that incorporate best noise control practices to mitigate noise impacts.

**Summary 2020:** Currently, the California Building Code includes Noise Insulation Standards that include design practices and methods that attenuate both interior and exterior noise levels. Additionally, throughout the Design Review process, a project's layout and overall site design are routinely analyzed with consideration of noise sources (e.g., Route 101, railway, airport, etc.) to best control and mitigate noise impacts to sensitive receptors. Lastly, the City continues to develop standard conditions of approval for projects throughout the City.

**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 2020:** 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 2020:** 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 Compliance 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 2020:** 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. However, due to the COVID-19 pandemic, most in-person volunteer efforts in 2020 were discouraged.

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

- a. Affordable Housing Inventory. Maintain an up-to-date inventory of affordable housing subject to recorded affordability agreements and/or covenants, and potential expiration of affordability covenants. When units are determined to be at risk of conversion to market rate status, the City will work with the property owners and other parties to extend the affordability covenants to the extent feasible.
- b. Preservation Efforts for Units at Risk of Conversion. Work with nonprofit sponsors seeking to acquire and rehabilitate affordable rental housing units in order to maintain ongoing affordability of the units. Actions include, but are not limited to: (1) contact nonprofits, (2) identify support necessary to obtain funding commitments from governmental programs and nongovernmental grants, (3) assist with expedited permit processing, (4) waive or reduce fees if feasible, and (5) provide local affordable housing funds when available.

**Summary 2020:** 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.

City staff provided an update on the City's affordable housing stock to City Council on September 15, 2020. Currently, there are 24 affordable housing projects in the City of Goleta, which make up a total 479 affordable units available for very low- to above moderate-income households. Of the available affordable units, 140 units are part of nine homeownership projects, and 339 units are part of 17 multifamily rental projects. See Appendix E for a map of this projects. In 2020, 16 affordable ownership units at Pacific Palms were converted to market-rate units. Over the next 5 years, an additional 20 units are at risk of conversion (14 ownership units at Fairways in 2022 and 6 ownership units at Kona Kai in 2025).

In addition to providing an update on the affordable housing stock, the September 15, 2020 City Council item included a discussion of potential strategies to address affordable housing units at risk of conversion. However, without significant new funding, the City does not have a realistic way at the present time to extend the terms of existing affordable housing covenants, either for ownership or rental units. All of the strategies presented on September 15, 2020 (i.e., provide grants, subsidized loans or mortgage payment offsets to homeowners and/or fund rehabilitation, purchase extended covenants or provide financing to owners of rental projects) presuppose the availability of substantial funding, which unfortunately does not presently exist.

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

**Summary 2020:** No new housing developments requiring affordable housing were approved within the Coastal Zone in 2020, 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 2020:** There were no Mobile Home Park closures in 2020, nor were there any applications for the conversion of mobile home parks, which would require an amendment to the General Plan Land Use Map. The last approval by the City for a conversion occurred in 2009 (Resolution No. 09-12) allowing the single parcel mobile home park (Rancho Mobile Home Park) to be converted to multi-parcel condominium mobile home park.

- b. Relocation and Tenant Assistance. If a mobile home park is approved for conversion to other uses, subdivision to allow ownership of individual sites or airspaces, or conversion to a cooperative, the City will require the owner/developer to provide relocation assistance (financial and/or other assistance) for current occupants sufficient to cover the resulting relocation costs to all displaced mobile home owners or renters. The City may approve a subdivision of an existing mobile home park only upon condition that existing occupants be extended a first right of refusal for purchasing an individual site or airspace within the mobile home park. To the extent allowed by law, any subdivision of an existing mobile home park is required to provide a number of sites at prices affordable to low- and moderate-income households in accordance with Implementation Program HE 2.5 Inclusionary Housing.
- c. Ownership Opportunities. Facilitate mobile home park ownership opportunities while preventing displacement of existing residents. Actions may include, but not be limited to, establishing an assessment district to pay for any necessary offsite public improvements, considering provision of financial assistance through the City's Affordable Housing Trust Fund, and identifying other ownership opportunities for lower-income mobile home park residents.

**Summary 2020:** As codified in Chapter 8.17 of the City's Municipal Code, which was adopted by the City Council as part of Ordinance No. 16-03, the City is able to regulate mobile home park closures and changes of use. The Ordinance provides a procedure and standards for assessing the adverse impacts of a mobile home park closure or change of use on the displaced mobile home owners residing in the park that is being closed and to determine appropriate relocation assistance for those residents. No consideration of assessment districts or other financial assistance to support mobile home ownership were considered in 2020.

On April 21, 2020, City Council authorized, via Resolution No. 20-22, the execution and recordation of a Final Map for the site generally known as the Rancho Estates Mobile Home Park at 7465 Hollister Avenue for the purposes of converting the existing 17.84-acre rental mobile home park to a resident-owned mobile home park.

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 2020:** As of 2020, the City has a total of five mobile home parks; Rancho Estates, Santa Barbara West, Wayside Village, University, and Rancho Goleta. Each of these mobile home parks has been built-out since before the City's incorporation in 2002. As such, unless expanded in size and units, the existing homes were considered as part of the baseline for the City and any redevelopment or replacement of an existing home would not trigger the assessment of new impact fees. There has not been a need for a specially tiered mobile home unit impact fee structure to-date. Although the City undertook an extensive Nexus Study in 2018 that lead to the adoption of new development impact fees in 2019, the City did not establish such a tiered fee structure for mobile home parks as a part of that action.

**HE 1.5 Limit Conversion of Rental Housing to Condominiums or Nonresidential Use.** The City will deny condominium conversions unless the rental vacancy rate has averaged 5 percent or greater during the preceding 3-year period. The following provisions are also required: (1) exemptions for limited-equity residential cooperatives that provide long-term affordability for extremely low-, very low- or low-income households; (2) required relocation assistance when units are converted; (3) first right of refusal of purchase of units by occupants; (4) required percentage of units, consistent with Implementation Program HE 2.5 Inclusionary Housing to be set aside for extremely low- to moderate-income households; and (5) recordation of an Agreement to Provide Affordable Housing and deed restrictions that include implementation of resale controls and/or equity sharing.

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

**Summary 2020:** No applications for the conversion of conforming residential units to nonresidential uses were submitted to the City in 2020 and a condominium conversion ordinance is not currently envisioned as a part a future work program for Planning staff.

**HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs.** The City will make full use of available rental assistance programs through encouraging owners of apartment units to accept Section 8 vouchers. The City will maintain

descriptions of current programs and contacts to assist interested persons and will coordinate with the Housing Authority on rental housing assistance programs. The City will work cooperatively with other entities to assist 75 very low-income households with the Section 8 vouchers program.

**Summary 2020:** 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 148 units within the City limits and owns and/or manages over 100 additional rental housing units outside the City limits that have Goleta addresses. As of 2020, the Housing Authority of Santa Barbara County also provides rental assistance to 264 low-income families within the City as follows: 102 through Section 8 Housing Choice Vouchers; 148 through Section 8 Project-Based Vouchers; 14 through Section 8 Project-Based Rental Assistance.

In addition to assistance by the HACSB, the City supported an emergency rental assistance program through \$132,000 in HOME funding (half contributed by the County of Santa Barbara), with \$50,000 in City General Fund money, and with \$190,000 in CDBG-CV COVID-19 coronavirus funding. This funding supports grants of up to \$5,000 or three-months' rent, whichever is less, to low-income residents who have lost their job or had their income reduced as a result of the COVID-19 pandemic. The HOME funding supported very low-income households making up to 60% AMI, while the \$240,000 in City and CDBG-CV funding supported low-income households making up to 80% AMI. This program is expected to assist approximately 75 households with grants issued in 2020 and 2021.

**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 2020:** Excluding road rights-of-way, Goleta currently has approximately 1,787 acres of the city zoned for residential development, which is over 35 percent of the total developable area. This area, along with the existing development standards allowing new housing to be constructed at all income levels, is adequate to accommodate the City's RHNA allocations during the current 8-year cycle ending in

2022. With the adoption of the new Accessory Dwelling Unit (ADU) ordinance on February 4, 2020, via Ordinance No. 20-02, the City now allows for more ADUs and Junior ADUs within it than was previously allowed. Additionally, there were no projects approved in 2020 for the rezoning of lands currently zoned for residential housing to a non-residential designation. As such, there was no net loss of housing capacity or residential density in 2020. 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 2020:** The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, includes a variety of housing types, including mixed-use housing and inclusionary housing units. The NZO 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 2020:** The City continues to work with project applicants to encourage them to notify City residents and employees when affordable units are available for rent or ownership.

- 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 2020:** In July 2020, the City released a Request for Proposals/Request for Qualifications for two separate studies that will form the basis for the City's Affordable Employee Housing Plan. The City Council approved a contract to be executed with Keyser Marston Associates, Inc. on October 6, 2020 for two studies: 1) a Commercial / Housing Nexus Study, and 2) an Affordable Housing In-Lieu Impact Fee Study. The Nexus Study will document the relationship between job growth and affordable housing needs of various types of development and the Impact Fee Study will address fees for both residential and mixed-use development and reflect recent case law decisions that have clarified the development and applicability of related fees. The studies are currently underway and the City anticipates having them completed in 2021. Until these studies are done and the subsequent reports are prepared and presented for adoption of an Affordable Employee Housing Plan, affordable housing requirements will continue to be fulfilled on a project-by-project basis through the administrative development standards of Title 17 of the Goleta Municipal Code and General Plan.

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

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 2020:** The City participates as an employer member of the Coastal Housing Partnership, which offers services and incentives to member employees related to

home buying, mortgage refinancing and rental housing benefits. The City has funded the Housing Trust Fund of Santa Barbara County to expand the existing South Coast Workforce Homebuyer Program (SCWHP). The purpose of the SCWHP is to expand homeownership opportunities for local workforce households earning between 120 - 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. Coastal Housing Partnership, in most years, offers at least two in-person, free seminars annually in Goleta for employees of member employers seeking to learn more about the Program and the benefits it offers. However, due to the COVID-19 pandemic, most in-person seminars in 2020 were discouraged.

**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 undergrounding 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 2020:** The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, includes general design and parking standards for residential developments and also includes additional specific development standards for mixed-use housing. As part of the standard zoning and design review process for new development, City staff and Design Review Board members ensure project compliance with all applicable standards for good design and neighborhood compatibility.

**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 2020:** The City continues to work with developers and housing advocates to ensure that the maximum number of affordable units is generated at each project site. The City also continues to work with non-profit housing providers/financers, such as

People's Self-Help Housing, to facilitate the development of more affordable housing. Since the dissolution of RDAs throughout the State, the City has been 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.

With the adoption of the new ADU ordinance, on February 4, 2020 via Ordinance No. 20-02, the City now allows for more ADUs within than was previously allowed, including a significant allowance for ADUs within multiple-dwelling developments. The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, includes the allowances and requirements for density bonuses.

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

**Summary 2020:** The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, includes the requirement of a Density Bonus Agreement for any development utilizing a density bonus pursuant to Chapter 17.17. This agreement must include a required term of affordability consistent with state law that covers resale of any income-restricted units. In addition, Chapter 17.28 (Inclusionary Housing) includes provides on transfers and conveyances that serve to protect affordability covenants.

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

**Summary 2020:** No programs for land acquisition or land banking were implemented in 2020 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 2020:** Any project, including those that include affordable housing, that are located on small adjacent parcels are encouraged to voluntarily merge the parcels into a single legal lot to facilitate development and are processed without additional costs. To date, no requests for the development of affordable housing have been received by the City on small parcels that could benefit from a Map or Lot Line Adjustment to facilitate the project, but such a project would also be processed by the City without additional costs.



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

- a. Projects consisting of one single-family unit will be exempt from the inclusionary requirement.
- b. Projects consisting of two to four units shall be required to pay an inclusionary housing in-lieu payment.
- c. Projects of five or more units will be required to construct the applicable number of units, except that the City Council, at its sole discretion, may allow the inclusionary requirement for these projects to be satisfied by alternative means as set forth in this Implementation Program.
- d. Projects of five or more units located outside of the Central Hollister Affordable Housing Opportunity Sites, including subdivisions for purposes of condominium conversions, are required to provide 20 percent affordable units of the total number of units. The City may consider decreasing the 20 percent affordable unit requirement, but not less than 15 percent, on a case-by-case basis where the community services, such as new onsite or nearby park/open space facilities, resulting from the project exceed standards set forth in applicable law.

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

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

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

4. 5 percent of the total number of units within the project shall be provided at prices affordable to above moderate-income households earning 120 to 200 percent of the median income.
- f. The primary intent of the inclusionary requirement is to achieve the construction of new affordable units on site. A second priority is construction of affordable units off site or the transfer of sufficient land and funds to the City or a nonprofit housing organization to develop the required number of affordable units. If these options are determined to be infeasible by the City, other alternatives of equal value, such as, but not limited to, payment of an inclusionary housing in-lieu payment or acquisition and rehabilitation of existing units, may be considered at the sole discretion of the City.
- g. It is the City's intent to facilitate the production of new affordable housing commensurate with the needs of the community. Creative ways to meet the City's inclusionary requirement to help achieve City housing goals are encouraged, especially for extremely low-, very low-, and low-income housing, such as through partnership with a nonprofit housing agency. In addition, tradeoffs of extremely low- and very low-income units for moderate-income units may be considered if it can be demonstrated that the City's housing goals can be more effectively achieved. Such tradeoffs may incorporate a unit equivalency based on a financial pro forma provided by the applicant.
- h. The City will secure the affordability of inclusionary units by requiring a covenant, or other instrument approved as to form by the City Attorney, to be recorded against the property. The term of affordability restrictions shall be based on applicable federal laws and financing mechanisms, generally 45 years but not less than 30 years, and provide for monitoring and reporting in a manner acceptable to the City Attorney.

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

**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 2020:** In 2020, 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 2020:** The City Council updated Accessory Dwelling Units (ADU) regulations on February 4, 2020 via Ordinance No. 20-02. The updated ADU regulations comply with recent changes in state ADU law. The ordinance provides streamlined procedures, including the waiver of a zoning permit for many ADUs, and expanded allowances for ADUs and Junior ADUs in terms of size, number, and locations. The updated ADU regulations were then incorporated in the NZO that was adopted on March 3, 2020 via Ordinance No. 20-03 and the ADU regulations are now included in Title 17 of the Goleta Municipal Code.

- 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 2020:** The City issued permits for the construction of 18 new ADUs in 2020. Additionally, the City Council also approved a new tiered development impact fee structure as part of Ordinance No. 19-04 and Resolution No. 19-04. On July 16, 2019, City Council adopted Resolution No. 19-43 that established reduced Development Impact Fees for certain beneficial projects. ADUs are identified as beneficial projects under this Resolution. Pursuant to the Resolution, ADUs with a floor area of less than 500 square feet receive a Development Impact Fee waiver. ADUs of 500 square feet or greater have Development Impact Fees capped at \$5,000.

**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 2020:** As of December 21, 2020, the existing available balance in the Housing In-Lieu fund is \$1,283,141, including earned interest. Other than interest earnings, only four deposits to the Housing In-Lieu fund took place in 2020 totaling \$359,446. There was only one expense to the Housing In-Lieu fund took place in 2020: \$25,000 to the Housing Trust Fund of Santa Barbara County for support of a South Coast Workforce Homebuyer Program. The City continues to discuss collection of funds and leveraging of funds with the Housing Trust Fund of Santa Barbara County in anticipation of upcoming funds received through sources, such as development agreements.

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

**Summary 2020:** 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 2020. However, as noted above in Section HE 1.6, the City used HOME funds and CDBG-CV funding to support an emergency rental assistance program. In May 2020, the City Council adopted an update to the CDBG 5-Year Consolidated Plan in coordination with the Santa Barbara County HOME Consortium, which included community input meetings and surveys to assess affordable housing challenges and opportunities in the region.

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

**Summary 2020:** To date, a formal CAHFP has not been started. In 2020, Council adopted, via Resolution No. 20-41, amendments to the City's Operating and CIP Budgets for the two-year budget that began July 1, 2019 and ends June 30, 2021. As part of the budget discussion, the CAHFP was deferred to future years.

However, on May 19, 2020, City Council approved the final 2020-2021 Community Development Block Grant (CDBG) Action Plan and 2020-2024 Consolidated Plan, and necessary Community Development Block Grant-Coronavirus amendments to the 2019-2020 Action Plan (through the Federal Aid, Relied, and Economic Security Act, or CARES Act and referred to as CDBG-CV funds). The Consolidated Plan is designed to help the City assess the City's affordable housing and community development needs and market conditions and to make data-driven, place-based investment decisions. The

consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align, and focus funding provided through the City's CDBG program. The services and programs included with the 2020-2021 Action Plan include assistance to people experiencing homelessness, provision of health care and dental services to low-income persons, and provision of essential resources for low-income families.

On September 11, 2020, U.S. Housing and Urban Development (HUD) notified the City that it would be receiving an additional CDBG-CV CARES Act allocation of \$268,947. HUD directed that this additional CDBG-CV allocation be incorporated into the City's CDBG program by way of another amendment to the 2019-2020 Action Plan rather than the current year Action Plan. City Council approved the required amendment to the 2019-2020 Action Plan on November 5, 2020. As mentioned above, the majority of this funding (\$190,000) was allocated to an emergency rental assistance program. Additional funding was allocated for homeless services including a transitional housing program.

**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 2020:** 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. Over 100 individuals were assisted in FY 2019-2020. 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 2020:** On March 3, 2015, City Council adopted Ordinance No. 15-03 Housing Element-Related Zoning Regulations and Definitions. Included in this Ordinance are provisions and definitions for emergency shelters, transitional and supportive housing, residential care facilities, and farmworker housing. Procedures for requests for reasonable accommodations were also included. The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, incorporates the provisions of Ordinance No. 15-03 along with additional provisions and development standards for SRO housing, small and large family daycare facilities, supportive and transitional housing, farmworker housing, and emergency shelters and a separate Chapter for Reasonable Accommodation for Persons with Disabilities.

**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 2020:** The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, contains provisions for the “Group Residential” and “Single Room Occupancy” housing types, which could include clustered dwelling units around a common area and shared kitchen, dining, laundry, daycare, and other facilities. Further, the City continues to work with developers and nonprofit groups to discuss opportunities for cooperative and collaborative housing when and where permissible and feasible.

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

**Summary 2020:** 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.

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 [Tri-County Regional Energy Network \(3C-REN\)](#), [SCEEP](#), [SCE](#), [Southern California Gas Company](#), and many other sites to help direct the public to additional programs and opportunities.

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

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

**Summary 2020:** The City uses its website and community newsletter, the Monarch Press, to communicate announcements about available programs to enhance residential energy efficiency through retrofitting and upgrading existing structures. Lastly, as part of the City’s Building Code, all individual multifamily projects are required to have separately metered utilities for each individual housing unit.

- 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 2020:** California's Building Codes are published in their entirety every three (3) years. The City adopted the updates for the 2019 California Building, Electrical, Plumbing, Mechanical, Residential and Green Building Codes via Ordinance No. 19-15 on November 5, 2019. Adoption of the State codes ensures that the City's Municipal Code is consistent with the current State building regulations, including those for energy conservation. Throughout 2020, projects within the City that received zoning approval were also processed through subsequent plan check and building permit issuance processes prior to initiating any onsite construction activity to ensure full compliance with all applicable building standards.

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

**Summary 2020:** New development and improvements to existing residential development within the City are reviewed by Planning staff, and in many instances require additional design review by the Design Review Board. Throughout these reviews, design elements such as solar orientation, heating and heat recovery systems, as well as skylights are evaluated for appropriateness for integration into the overall project design.

**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 2020:** Within Title 15 [Buildings and Construction] of the City's Municipal Code, construction standards and regulations are codified, including those that encourage or require integrating renewable energy designs and methods. New development within the City that incorporates renewable energy sources are reviewed to ensure continued protection of solar access and neighboring solar energy systems, or to determine suitable alternatives or measures necessary to mitigate unavoidable impacts. In 2020, the City of Goleta also pursued a solar photovoltaic project on its recently acquired City Hall building, consistent with the adopted Strategic Energy Plan and 100% Renewable Energy Goal.



**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 2020:** The New Zoning Ordinance, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, includes requirements to support a multi-modal transportation system in the City. These requirements include required long- and short-term bicycle parking for some developments, options for parking reductions where a Transportation Demand Management Program is established, and requirements for separate vehicular and pedestrian systems where possible (in multiple-unit residential developments, pedestrian access must be separate and distinct from driveways).

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

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

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

**Summary 2020:** 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. 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 2020:** Historically, the City has participated in the South Coast Affordable Housing 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 Cities-County Affordable Housing Task Group, which is comprised of the Cities of Goleta, Santa Barbara, and Carpinteria, as well as the County of Santa Barbara County. The Task Group seeks to increase coordination and cooperation in the use of resources to help create additional affordable housing throughout the South Coast of Santa Barbara County. Developers and housing advocates are also invited to participate and share issues and concerns in order to generate dialogue and identify solutions.

The City is also a member of the Santa Barbara County HOME Consortium and its Capital Loan Committee, which serves as a technical advisory committee to the Santa Barbara County Housing and Community Development Department, reviewing all housing projects prior to the commitment of HOME funding. Although no projects in Goleta were funded in 2020, the HOME Consortium has funded several affordable housing projects and programs over the past several years in the City and approximately \$132,000 in City and County HOME funds were allocated to an emergency rental assistance program for renters affected by the COVID-19 pandemic.

- 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 2020:** The City coordinates with Santa Barbara County Association of Governments (SBCAG), the County of Santa Barbara, and the City of Santa Barbara in order to educate the public and disseminate information about affordable housing opportunities and other fair housing issues. Throughout 2020, the City continued to use its website as a valuable tool to provide informative content, useful links to other housing agency websites, and to connect the public with literature, tools, and contact information for housing advocacy groups.

- c. In recognition of the limited resources available to achieve housing goals, the City will seek ways to organize and allocate staffing and other resources effectively and efficiently to implement the programs of the Housing Element. Opportunities to enhance Goleta's capabilities may include:
1. Sharing or pooling resources and coordinating tasks among multiple jurisdictions in implementing common housing programs.
  2. Identifying information resources.
  3. Enhancing relationships and partnerships with nonprofit providers of housing services.
  4. Establishing standardized methods (procedures, definitions, responsibilities, etc.) linked to housing programs to enable the effective and efficient management of housing data.

**Summary 2020:** The City's Planning 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 designed to better support the goals and objectives of the Housing Element and fully comply with all applicable policies.

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

making. The City will facilitate neighborhood participation in the project review and decision-making process.

**Summary 2020:** Although no applications for new, large residential projects were submitted to the City in 2020, 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 a formal or informal 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 2020:** The City of Goleta continued to be an active participant on the League of California Cities throughout 2020. 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 2020. 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 2020**

<b>Date</b>	<b>Project Name</b>	<b>Location</b>	<b>Number of Units</b>	<b>Units Type</b>	<b>Income Group</b>
1/8/2020	ADU	45 San Anzio Way	1	ADU	1 Moderate
1/15/2020	Winslowe	5680 Surfrider Way	7	SFA	5 Above Moderate, 2 Moderate
1/15/2020	Winslowe	5690 Surfrider Way	7	SFA	5 Above Moderate, 2 Moderate
1/15/2020	Winslowe	5696 Surfrider Way	5	SFA	4 Above Moderate, 1 Moderate
1/15/2020	Winslowe	567 Bolinas Way	5	SFA	5 Above Moderate (2 income restricted)
1/15/2020	Winslowe	519 Bolinas Way	6	SFA	6 Above Moderate
2/5/2020	Winslowe	5691 Stinson Way	7	SFA	7 Above Moderate (2 income restricted)
2/5/2020	Winslowe	5705 Ekwill Street	3	SFA	3 Above Moderate
2/12/2020	ADU	5680 Alondra Drive	1	ADU	1 Moderate
3/2/2020	Winslowe	5671 Ekwill Street	3	SFA	3 Above Moderate
3/26/2020	Winslowe	5669 Stinson Way	3	SFA	3 Above Moderate
3/26/2020	Winslowe	5665 Stinson Way	3	SFA	3 Above Moderate
3/26/2020	Winslowe	5659 Stinson Way	5	SFA	5 Above Moderate (1 income restricted)
3/26/2020	Winslowe	5661 Ekwill Street	3	SFA	3 Above Moderate
4/28/2020	ADU	7487 San Bergamo	1	ADU	1 Moderate
5/7/2020	VLC	6642 Sand Castle Place	1	SFD	1 Above Moderate
5/7/2020	VLC	6644 Sand Castle Place	1	SFD	1 Above Moderate
5/7/2020	VLC	6646 Sand Castle Place	1	SFD	1 Above Moderate
5/7/2020	VLC	6650 Sand Castle Place	1	SFD	1 Above Moderate
5/14/2020	ADU	7681 Padova Drive	1	ADU	1 Moderate
8/19/2020	Winslowe	546 Asilomar Way	6	SFA	6 Above Moderate
8/19/2020	Winslowe	529 Asilomar Way	3	SFA	3 Above Moderate
8/19/2020	Winslowe	557 Asilomar Way	3	SFA	3 Above Moderate
8/24/2020	Winslowe	542 Asilomar Way	7	SFA	7 Above Moderate
8/26/2020	ADU	7605 Dartmoor Ave	1	ADU	1 Above Moderate
9/10/2020	ADU	5505 Somerset Drive	1	ADU	1 Low Income

9/21/2020	Winslowe	502 Asilomar Way	5	SFA	5 Above Moderate (2 income restricted)
9/22/2020	ADU	6206 Guava Ave	1	ADU	1 Low Income
9/28/2020	Winslowe	501 Asilomar Way	3	SFA	3 Above Moderate
9/29/2020	ADU	284 Salisbury Ave	1	ADU	1 Low Income
10/12/2020	ADU	488 Devon Place	1	ADU	1 Above Moderate
11/12/2020	Winslowe	538 Asilomar Way	6	SFA	6 Above Moderate
11/12/2020	Winslowe	550 Asilomar Way	6	SFA	6 Above Moderate
11/23/2020	Harvest Hill	870 Cambridge Drive	1	SFD	1 Above Moderate
12/8/2020	Winslowe	5655 Ekwill Street	4	SFA	4 Above Moderate
12/8/2020	Winslowe	5651 Ekwill Street	3	SFA	3 Above Moderate
12/15/2020	VLC	6710 Calle Koral	44	MF	44 Above Moderate
12/15/2020	VLC	6720 Calle Koral	44	MF	44 Above Moderate
Q1 2020	ADU	892 Cambridge Way	1	ADU	1 Above Moderate
Q1 2020	Islamic Center	302 North Los Carneros	1	SFA	1 Above Moderate

Table 3 documents the total number of constructed residential units in 2020 by income group. Of the 207 new residential units constructed in 2020, 195 were in the “Above-Moderate” income group, 9 in the “Moderate” income group, and 3 in “Low” income group.

**TABLE 3**  
**TOTAL BUILT RESIDENTIAL UNITS BY INCOME GROUP**

	<b>Total Units Added</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
<b>2020 Units</b>	207	-	-	3	9	195

Table 4 compares housing objectives and housing production. The housing objectives are based on Goleta’s Regional Housing Needs Allocation (RHNA) adopted by the Santa Barbara County Association of Governments for the 2015 - 2023 planning period. New housing units with building permits issued (rather than receiving certificate of occupancy) since the beginning of the projection period (January 1, 2014) are credited towards the City’s housing need for the planning period. As such, the values for 2020 in Table 4 (building permit issuance) vary from those in Tables 2 and 3 (construction completed).

**TABLE 4**  
**HOUSING OBJECTIVES UPDATE (2015-2022)**

Income Level	RHNA Allocation by Income Level	2015 (and 2014)	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Extremely Low	118	0	0	0	1	0	0			1	117
Very Low	117	0	4	0	0	0	0			4	113
Low	157	0	73	0	1	7	13			94	63
Moderate	174	5	0	7	0	4	0			16	158
Above Moderate	413	346	244	210	115	274	5			1194	0
Total	979	351	321	217	117	285	18			1309	451

Note: The total housing units in 2019 has been adjusted from the 2019 report to provide corrected data.

### 3.10.2 Removal of Constraints for Affordable Housing

After a multi-year development and outreach effort, the City adopted the New Zoning Ordinance (NZO) on March 3, 2020 via Ordinance No. 20-03. The NZO is now codified as Title 17 of the Goleta Municipal Code. Title 17 now includes several chapters and provisions to address affordable housing.

In particular, Chapter 17.27, Density Bonuses and Other Incentives, outlines procedures for receiving a density bonus pursuant to Government Code Section 65915 et. seq. Chapter 17.28, Inclusionary Housing, provides standards and procedures to implement the City's inclusionary housing policy, HE 1.5. Section 17.07.050(C) includes incentives (increased density allowance) for developments with units that are 500 square feet or less in size. Title 17 also established a new exemption to Development Plans for development of 2-4 units in several residential zone districts, meaning these projects will now be processed ministerially.

In addition, Title 17 also includes previously uncoded procedures for request for reasonable accommodation (Chapter 17.63). Finally, Title 17 also provides definitions for Transitional and Supportive Housing and make clear that these uses are allowed and only subject to those standards and permit procedures as they apply to other residential dwellings of the same type in the same zone district.

### 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 its review. On November 4, 2014, HCD issued a letter finding that the draft Housing Element 2015 - 2023 met the requirements of state law and would 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 in 2020 will significantly improve the City's ability to implement the General Plan, including the Housing Element.

#### **3.10.4 Housing Projects of Interest**

During the 2015-2023 planning period, the City has seen multiple multi-family projects in the building and planning phases. Multi-family housing projects that are currently under construction include: Citrus Village (10 units); Hollister Village Triangle Apartments (27 units, 5 affordable units); and the Cortona Apartments (176 units). In total, there were 231 residential units under construction within the City at the end of 2020.

Several other projects are currently in the permit process and total over 450 additional units. The largest of these pending projects include: Heritage Ridge Apartments (332 residential units including 41 senior affordable apartment units, 63 affordable apartment



units, and 228 market rate apartment units); Kenwood Village Apartments (60 units); and the Shelby project (60 units).

### **3.10.5 Project Streamlining Pursuant to Government Code Section 65913.4**

Government Code Section 65913.4 provides provisions for streamlined processing of certain infill residential projects (see Senate Bill 35 (2017)). In 2020, the City received no applications submitted pursuant to Government Code Section 65913.4(a). In addition, no developments were approved pursuant to Government Code Section 65913.4(c) and no building permits were issued pursuant to Government Code Section 65913.4(c) for either rental or for-sale residential units.

### **3.11 LEAP Grant**

On June 6, 2020, City Council authorized staff to submit a Local Early Action Planning (LEAP) Grant application for the development of objective design standards for multi-unit and mixed-use developments. LEAP provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will facilitate the acceleration of housing production and help local govts. prepare for their 6th cycle RHNA. LEAP is made available as a portion of the Local Government Planning Support Grants Program pursuant to Chapter 3.1 of Health and Safety Code (Sections 50515 to 50515.05) (Chapter 159, Statutes of 2019).

In the fall of 2020, the City was notified of an award of \$150,000 LEAP Grant from HCD and worked to execute a grant agreement between the City and state. On December 8, 2020, the City released a Request for Qualifications (RFQ)/ Request for Proposals (RFP) for the objective design standards for multi-unit and mixed-use developments project. As such, no action on the development of the objective design standards beyond the release of the RFQ/RFP occurred in 2020 and no LEAP Grant funds were expended by the City.



## Appendix A

### General Plan/Coastal Land Use Plan 2020 Implementation Actions and Programs Summary

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**APPENDIX A**  
**GOLETA GENERAL PLAN/COASTAL LAND USE PLAN**  
**IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2020)**

IP/IA No.	Implementation Program / Action: Objective	Implementation Status <sup>1</sup>		
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 (2020)**

IP/IA No.	Implementation Program / Action: Objective	Implementation Status <sup>1</sup>		
<b>Public Facilities Element</b>		<b>No Action</b>	<b>Underway/ Ongoing</b>	<b>Complete</b>
<b>PF-IA-1</b>	Preparation of AB 1600 Study and Impact Fee Program			<b>X</b>
<b>PF-IA-2</b>	Capital Improvements Program and Budget		<b>X</b>	
<b>Noise Element</b>		<b>No Action</b>	<b>Underway/ Ongoing</b>	<b>Complete</b>
<b>NE-IA-1</b>	Adoption of New Noise Ordinance		<b>X</b>	
<b>NE-IA-2</b>	Design Criteria		<b>X</b>	
<b>NE-IA-3</b>	Noise Enforcement Program		<b>X</b>	
<b>Housing Element</b>		<b>No Action</b>	<b>Underway/ Ongoing</b>	<b>Complete</b>
<b>HE 1.1</b>	Code Compliance		<b>X</b>	
<b>HE 1.2</b>	Housing Rehabilitation		<b>X</b>	
<b>HE 1.3</b>	Monitor & Preserve Assisted Affordable Units		<b>X</b>	
<b>HE 1.4</b>	Preserve Mobile Home Parks and Facilitate MHP Ownership		<b>X</b>	
<b>HE 1.5</b>	Limit Conversion of Rental Housing to Condominiums or Nonresidential Use		<b>X</b>	
<b>HE 1.6</b>	Assist in the Effective Use of Available Rental Assistance Programs		<b>X</b>	
<b>HE 2.1</b>	Encourage a Diverse Range of New Housing		<b>X</b>	
<b>HE 2.2</b>	Linkage of Housing and Jobs		<b>X</b>	
<b>HE 2.3</b>	Housing Design Principles for Multifamily and Affordable Housing		<b>X</b>	
<b>HE 2.4</b>	Facilitate Affordable Housing Development		<b>X</b>	
<b>HE 2.5</b>	Inclusionary Housing		<b>X</b>	
<b>HE 2.6</b>	Transfer of Development Rights	<b>X</b>		
<b>HE 2.7</b>	Encourage Accessory (Second) Residential Units		<b>X</b>	
<b>HE 2.8</b>	Funding for Affordable Housing		<b>X</b>	
<b>HE 3.1</b>	Support Fair Housing Opportunities		<b>X</b>	
<b>HE 3.2</b>	Facilitate the Provision of Housing for Persons with Special Needs		<b>X</b>	
<b>HE 3.3</b>	Encourage Cooperative and Similar Collaborative Housing Development		<b>X</b>	
<b>HE 4.1</b>	Rehabilitation and Energy Loan Programs		<b>X</b>	
<b>HE 4.2</b>	Resource Conservation in Existing and New Residential Development		<b>X</b>	
<b>HE 4.3</b>	Use of Renewable Energy Sources		<b>X</b>	
<b>HE 4.4</b>	Transit Oriented Development		<b>X</b>	
<b>HE 5.1</b>	Monitor Progress Toward Housing Objectives and Refine Programs		<b>X</b>	
<b>HE 5.2</b>	Community and Regional Collaboration		<b>X</b>	
<sup>1</sup> = The implementation tracking status is intended to provide a summary of the status of a particular action or program. This tracking table does not reflect related advances in implementation actions/programs nor does it reflect the fact that some items will continually be "in progress" as they are related to ongoing City practices. Refer to the Section 3 of this Report for a more detailed description of implementation progress.				

## Appendix B

### Planning Commission and City Council Resolutions

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## Appendix B.1

### Planning Commission Resolution

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## RESOLUTION NO. 21-01

### **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 2020 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. require the City to use the report forms and definitions adopted by the California Department of Housing and Community Development ("HCD") to report on the status and progress in implementing the City's Housing Element; and

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

**WHEREAS** California Government Code Section 65400(a)(2) requires the City to submit the report to the Governor's Office of Planning and Research ("OPR") and HCD by April 1 of each year; and

**WHEREAS** the Planning Commission conducted a public meeting on the General Plan 2020 Progress Report ("Progress Report") on February 8, 2021, 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 2020 Progress Report, and oral and written testimony from interested persons.

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

**SECTION 1. Recitals**

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

**SECTION 2. Approval of General Plan 2020 Progress Report to the City Council**

Pursuant to Section 65400(a)(2) of the Government Code, the Planning Commission has reviewed the General Plan 2020 Progress Report (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 2020 Progress Report and directs the City's Advance Planning Manager of the Planning & Environmental Review Department, or her designee, to submit the 2020 Progress Report to OPR and HCD on or before April 1, 2021 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.

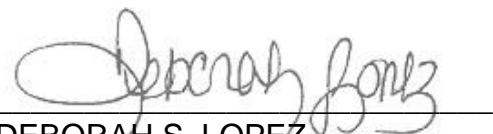
### **SECTION 4. Certification**

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 8<sup>th</sup> day of February, 2021.

  
KATIE MAYNARD  
CHAIR

**ATTEST:**

  
DEBORAH S. LOPEZ  
CITY CLERK

**APPROVED AS TO FORM:**

  
WINNIE CAI  
ASSISTANT CITY ATTORNEY

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

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California,  
DO HEREBY CERTIFY that the foregoing Planning Commission  
Resolution No. 21-01 was duly adopted by the Planning Commission of  
the City of Goleta at a regular meeting held on the 8<sup>th</sup> day of February,  
2021, by the following roll call vote of the Commission members:

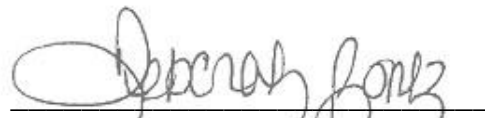
AYES:       CHAIR MAYNARD, COMMISSIONERS FULLERTON AND  
              SMITH

NOES:       NONE

ABSENT:     NONE

ABSTAIN:    NONE

(SEAL)

  
\_\_\_\_\_  
DEBORAH S. LOPEZ  
CITY CLERK

Appendix B.2  
City Council Resolution

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

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## Appendix C

### California Housing and Community Development Housing Inventory Tables

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## 2020 GOLETA Housing Element Annual Progress Report

### General Information

<b>First Name</b>	Andy	<b>Street Address</b>	130 Cremona Drive, Ste. B	<b>Phone</b>	8059617544
<b>Last Name</b>	Newkirk	<b>City</b>	Goleta	<b>Email</b>	anewkirk@cityofgoleta.org
<b>Title</b>	Senior Planner	<b>Zip Code</b>	93117		

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

## 2020 GOLETA Housing Element Annual Progress Report

**TABLE A - Housing Development Applications Submitted**

### Unit Information

Project Identifier		Proposed Units Affordability by Household Incomes									
Current APN	Street Address	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Proposed Units by Project	Total Approved Units by Project	Total Disapproved Units by Project
069-141-011	488 Devon Pl	0	0	0	0	0	0	1	1	1	0
077-294-026	555 Carlo Drive	0	0	0	1	0	0	0	1	1	0
077-153-010	18 Sonoma Ave	0	0	0	0	0	0	1	1	1	0
069-153-008	5505 Somerset Dr	0	0	0	1	0	0	0	1	1	0
077-195-011	126 Kamala Way	0	0	0	0	0	0	1	1	1	0
079-351-001	210 Palo Alto Dr.	0	0	0	1	0	0	0	1	0	0
077-460-031	6182 Magdalena Pl	0	0	0	1	0	0	0	1	1	0
079-414-006	7437 San Blanco Drive	0	0	0	1	0	0	0	1	1	0
077-352-001	134 Placer Dr	0	0	0	0	0	0	1	1	1	0
077-422-023	6528 Camino Venturoso	0	0	0	1	0	0	0	1	1	0
079-441-002	298 Daytona Drive	0	0	0	1	0	0	0	1	1	0
079-500-038	284 Salisbury Ave	0	0	0	1	0	0	0	1	1	0
077-242-006	6174 Verdura Ave	0	0	0	0	0	0	1	1	0	0
069-560-023	5664 Stow Canyon Road	0	0	0	1	0	0	0	1	1	0

077-412-029	447 Caseta Way	0	0	0	1	0	0	0	1	0	0
069-391-008	925 Via Bolzano	0	0	0	1	0	0	0	1	1	0
077-122-012	7047 Del Norte	0	0	0	1	0	0	0	1	0	0
077-104-022	7174 Tuolmne Dr	0	0	0	1	0	0	0	1	1	0
079-322-010	322 Pebble Beach Dr	0	0	0	0	0	0	1	1	0	0
077-243-004	6177 Verdura Ave	0	0	0	0	0	0	1	1	0	0
077-223-011	6276 Newcastle Ave	0	0	0	0	0	0	1	1	0	0
077-182-012	342 Ravenscroft Dr	0	0	0	0	0	0	1	1	0	0
079-415-005	2 San Milano Dr.	0	0	0	0	0	0	1	1	0	0
077-112-002	7181 Del Norte Drive	0	0	0	1	0	0	0	1	1	0
071-033-015	5744 Aguila Ave	0	0	0	1	0	0	0	1	1	0
073-200-014	459 Linfield Place	0	0	0	0	0	0	1	1	0	0
079-415-012	7439 San Bergamo Dr.	0	0	0	1	0	0	0	1	0	0
073-200-001	416 Mills Way	0	0	0	1	0	0	0	1	0	0
077-183-012	245 Ravenscroft Drive	0	0	0	0	0	0	2	2	0	0
077-183-010	225 Ravenscroft Drive	0	0	0	0	0	0	2	2	0	0
071-053-013	5836 Hollister Ave	0	0	0	0	0	0	1	1	0	0
079-423-006	252 Coronado Dr. Unit C	0	0	0	1	0	0	0	1	0	0

073-200-001	416 Mills Way	0	0	0	0	0	0	1	1	0	0
Totals		0	0	0	18	0	0	17	35	16	0



Project Information									
Project Identifier					Unit Types				
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Date Application Submitted	Was Application Submitted Pursuant to SB 35 Streamlining?	Notes
069-141-011	069-141-011	488 Devon Pl	488 Devon Pl	20-B-0045	ADU	Renter	01/21/2020	No	
077-294-026	077-294-026	555 Carlo Drive	555 Carlo Drive	20-B-0047	ADU	Renter	01/22/2020	No	
077-153-010	077-153-010	18 Sonoma Ave	18 Sonoma Ave	20-B-0076	ADU	Renter	02/03/2020	No	
069-153-008	069-153-008	5505 Somerset Dr	5505 Somerset Dr	20-B-0078	ADU	Renter	02/03/2020	No	
077-195-011	077-195-011	126 Kamala Way	126 Kamala Way	20-B-0079	ADU	Renter	02/03/2020	No	
079-351-001	079-351-001	210 Palo Alto Dr.	210 Palo Alto Dr.	20-B-0095	ADU	Renter	02/11/2020	No	
077-460-031	077-460-031	6182 Magdalena PI	6182 Magdalena PI	20-B-0103	ADU	Renter	02/13/2020	No	
079-414-006	079-414-006	7437 San Blanco Drive	7437 San Blanco Drive	20-B-0107	ADU	Renter	02/18/2020	No	
077-352-001	077-352-001	134 Placer Dr	134 Placer Dr	20-B-0129	ADU	Renter	02/26/2020	No	
077-422-023	077-422-023	6528 Camino Venturoso	6528 Camino Venturoso	20-B-0167	ADU	Renter	03/30/2020	No	
079-441-002	079-441-002	298 Daytona Drive	298 Daytona Drive	20-B-0179	ADU	Renter	04/13/2020	No	
079-500-038	079-500-038	284 Salisbury Ave	284 Salisbury Ave	20-B-0196	ADU	Renter	04/28/2020	No	
077-242-006	077-242-006	6174 Verdura Ave	6174 Verdura Ave	20-B-0214	ADU	Renter	05/02/2020	No	
069-560-023	069-560-023	5664 Stow Canyon Road	5664 Stow Canyon Road	20-B-0205	ADU	Renter	05/11/2020	No	
077-412-029	077-412-029	447 Caseta Way	447 Caseta Way	20-B-0208	ADU	Renter	05/12/2020	No	
069-391-008	069-391-008	925 Via Bolzano	925 Via Bolzano	20-B-0220	ADU	Renter	05/26/2020	No	
077-122-012	077-122-012	7047 Del Norte	7047 Del Norte	20-B-0222	ADU	Renter	05/27/2020	No	
077-104-022	077-104-022	7174 Tuolmne Dr	7174 Tuolmne Dr	20-B-0233	ADU	Renter	06/10/2020	No	
079-322-010	079-322-010	322 Pebble Beach Dr	322 Pebble Beach Dr	20-B-0276	ADU	Renter	07/14/2020	No	
077-243-004	077-243-004	6177 Verdura Ave	6177 Verdura Ave	20-B-0288	ADU	Renter	07/23/2020	No	
077-223-011	077-223-011	6276 Newcastle Ave	6276 Newcastle Ave	20-B-0322	ADU	Renter	08/18/2020	No	

077-182-012	077-182-012	342 Ravenscroft Dr	342 Ravenscroft Dr	20-B-0348	ADU	Owner	09/10/2020	No	
079-415-005	079-415-005	2 San Milano Dr.	2 San Milano Dr.	20-B-0369	ADU	Owner	09/27/2020	No	
077-112-002	077-112-002	7181 Del Norte Drive	7181 Del Norte Drive	20-B-0391	ADU	Renter	10/13/2020	No	
071-033-015	071-033-015	5744 Aguila Ave	5744 Aguila Ave	20-B-0399	ADU	Renter	10/15/2020	No	
073-200-014	073-200-014	459 Linfield Place	459 Linfield Place	20-B-0440	ADU	Renter	11/04/2020	No	
079-415-012	079-415-012	7439 San Bergamo Dr.	7439 San Bergamo Dr.	20-B-0443	ADU	Renter	11/05/2020	No	
073-200-001	073-200-001	416 Mills Way	416 Mills Way	20-B-0487	ADU	Renter	12/07/2020	No	
077-183-012	077-183-012	245 Ravenscroft Drive	245 Ravenscroft Drive	20-0021-LUP	SFD	Owner	10/05/2020	No	1 SFD and 1 ADU
077-183-010	077-183-010	225 Ravenscroft Drive	225 Ravenscroft Drive	20-0020-LUP	SFD	Owner	10/05/2020	No	1 SFD and 1 ADU
071-053-013	071-053-013	5836 Hollister Ave	5836 Hollister Ave	20-0016-ZC	SFA	Renter	09/18/2020	No	
079-423-006	079-423-006	252 Coronado Dr. Unit C	252 Coronado Dr. Unit C	20-B-0121	ADU	Renter	02/24/2020	No	
073-200-001	073-200-001	416 Mills Way	416 Mills Way	20-0022-LUP	ADU	Renter	10/26/2020	No	2nd ADU at some complex

## 2020 GOLETA Housing Element Annual Progress Report

**TABLE A2 - Annual Building Activity Report Summary - New Construction**

### Entitlements

Project Identifier			Affordability by Household Income - Entitlements								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
077-112-002	7181 Del Norte Drive	20-B-0391	0	0	0	1	0	0	0	06/08/2020	1
077-153-010	18 Sonoma Ave	20-B-0076	0	0	0	0	0	0	0		0
079-372-009	7605 Dartmoor Ave	19-B-25151	0	0	0	0	0	0	0		0
077-352-001	134 Placer Dr	20-B-0129	0	0	0	0	0	0	0		0
077-203-012	6206 Guava Ave	19-B-25161	0	0	0	0	0	0	0		0
069-141-011	488 Devon Pl	20-B-0045	0	0	0	0	0	0	0		0
069-153-008	5505 Somerset Dr	20-B-0078	0	0	0	0	0	0	0		0
079-500-038	284 Salisbury Ave	20-B-0196	0	0	0	0	0	0	0		0
077-422-023	6528 Camino Venturoso	20-B-0167	0	0	0	0	0	0	0		0
079-441-002	298 Daytona Drive	20-B-0179	0	0	0	0	0	0	0		0
079-414-006	7437 San Blanco Drive	20-B-0107	0	0	0	0	0	0	0		0
077-460-031	6182 Magdalena Pl	20-B-0103	0	0	0	0	0	0	0		0
069-560-023	5664 Stow Canyon Road	20-B-0205	0	0	0	0	0	0	0		0
077-195-011	126 Kamala Way	20-B-0079	0	0	0	0	0	0	0		0

069-391-008	925 Via Bolzano	20-B-0220	0	0	0	0	0	0	0		0
077-294-026	555 Carlo Drive	20-B-0047	0	0	0	0	0	0	0		0
071-033-015	5744 Aguila Ave	20-B-0399	0	0	0	0	0	0	0		0
077-104-022	7174 Tuolmne Dr	20-B-0233	0	0	0	0	0	0	0		0
077-160-035	302 North Los Carneros	19276	0	0	0	0	0	0	0		0
069-620-047	892 Cambridge Drive	24063	0	0	0	0	0	0	0		0
079-412-009	45 San Anzio Way	24024	0	0	0	0	0	0	0		0
071-130-071	5680 Surfrider Way	20667	0	0	0	0	0	0	0		0
071-130-071	5690 Surfrider Way	20885	0	0	0	0	0	0	0		0
071-130-071	5696 Surfrider Way	20890	0	0	0	0	0	0	0		0
071-130-071	567 Bolinas Way	20894	0	0	0	0	0	0	0		0
071-130-071	519 Bolinas Way	21635	0	0	0	0	0	0	0		0
071-130-071	5691 Stinson Way	21648	0	0	0	0	0	0	0		0
071-130-071	5705 Ekwil Street	21653	0	0	0	0	0	0	0		0
071-041-004	5680 Alondra Drive	24437	0	0	0	0	0	0	0		0
071-130-071	5671 Ekwil Street	23620	0	0	0	0	0	0	0		0
071-130-071	5669 Stinson Way	24450	0	0	0	0	0	0	0		0
071-130-071	5665 Stinson Way	24454	0	0	0	0	0	0	0		0

071-130-071	5659 Stinson Way	24458	0	0	0	0	0	0	0		0
071-130-071	5661 Ekwill Street	24463	0	0	0	0	0	0	0		0
079-415-020	7487 San Bergamo	25022	0	0	0	0	0	0	0		0
073-330-042	6642 Sand Castle Place	21289	0	0	0	0	0	0	0		0
073-330-042	6644 Sand Castle Place	21293	0	0	0	0	0	0	0		0
073-330-042	6646 Sand Castle Place	21297	0	0	0	0	0	0	0		0
073-330-042	6650 Sand Castle Place	21305	0	0	0	0	0	0	0		0
078-482-002	7681 Padova Drive	24365	0	0	0	0	0	0	0		0
071-130-071	546 Asilomar Way	24100	0	0	0	0	0	0	0		0
071-130-071	529 Asilomar Way	24250	0	0	0	0	0	0	0		0
071-130-071	557 Asilomar Way	24254	0	0	0	0	0	0	0		0
071-130-071	542 Asilomar Way	24105	0	0	0	0	0	0	0		0
071-130-071	502 Asilomar Way	24640	0	0	0	0	0	0	0		0
071-130-071	501 Asilomar Way	24653	0	0	0	0	0	0	0		0
071-130-071	538 Asilomar Way	24240	0	0	0	0	0	0	0		0
071-130-071	550 Asilomar Way	24245	0	0	0	0	0	0	0		0
069-620-045	870 Cambridge Drive	23493	0	0	0	0	0	0	0		0
071-130-071	5655 Ekwill Street	24644	0	0	0	0	0	0	0		0

071-130-071	5651 Ekwill Street	24649	0	0	0	0	0	0	0		0
073-790-045	6710 Calle Koral	20184	0	0	0	0	0	0	0		0
073-780-045	6720 Calle Koral	20191	0	0	0	0	0	0	0		0
<b>Totals</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>1</b>

Building Permits											
Project Identifier			Affordability by Household Income - Building Permits								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
077-112-002	7181 Del Norte Drive	20-B-0391	0	0	0	1	0	0	0	12/22/2020	1
077-153-010	18 Sonoma Ave	20-B-0076	0	0	0	0	0	0	1	02/03/2020	1
079-372-009	7605 Dartmoor Ave	19-B-25151	0	0	0	0	0	0	1	02/25/2020	1
077-352-001	134 Placer Dr	20-B-0129	0	0	0	0	0	0	1	03/04/2020	1
077-203-012	6206 Guava Ave	19-B-25161	0	0	0	1	0	0	0	04/01/2020	1
069-141-011	488 Devon Pl	20-B-0045	0	0	0	0	0	0	1	04/16/2020	1
069-153-008	5505 Somerset Dr	20-B-0078	0	0	0	1	0	0	0	05/05/2020	1
079-500-038	284 Salisbury Ave	20-B-0196	0	0	0	1	0	0	0	06/22/2020	1
077-422-023	6528 Camino Venturoso	20-B-0167	0	0	0	1	0	0	0	07/21/2020	1
079-441-002	298 Daytona Drive	20-B-0179	0	0	0	1	0	0	0	07/28/2020	1
079-414-006	7437 San Blanco Drive	20-B-0107	0	0	0	1	0	0	0	08/12/2020	1
077-460-031	6182 Magdalena Pl	20-B-0103	0	0	0	1	0	0	0	08/13/2020	1
069-560-023	5664 Stow Canyon Road	20-B-0205	0	0	0	1	0	0	0	08/19/2020	1
077-195-011	126 Kamala Way	20-B-0079	0	0	0	0	0	0	1	08/31/2020	1
069-391-008	925 Via Bolzano	20-B-0220	0	0	0	1	0	0	0	10/29/2020	1
077-294-026	555 Carlo Drive	20-B-0047	0	0	0	1	0	0	0	11/02/2020	1

071-033-015	5744 Aguila Ave	20-B-0399	0	0	0	1	0	0	0	12/22/2020	1
077-104-022	7174 Tuolmne Dr	20-B-0233	0	0	0	1	0	0	0	12/23/2020	1
077-160-035	302 North Los Carneros	19276	0	0	0	0	0	0	0		0
069-620-047	892 Cambridge Drive	24063	0	0	0	0	0	0	0		0
079-412-009	45 San Anzio Way	24024	0	0	0	0	0	0	0		0
071-130-071	5680 Surfrider Way	20667	0	0	0	0	0	0	0		0
071-130-071	5690 Surfrider Way	20885	0	0	0	0	0	0	0		0
071-130-071	5696 Surfrider Way	20890	0	0	0	0	0	0	0		0
071-130-071	567 Bolinas Way	20894	0	0	0	0	0	0	0		0
071-130-071	519 Bolinas Way	21635	0	0	0	0	0	0	0		0
071-130-071	5691 Stinson Way	21648	0	0	0	0	0	0	0		0
071-130-071	5705 Ekwil Street	21653	0	0	0	0	0	0	0		0
071-041-004	5680 Alondra Drive	24437	0	0	0	0	0	0	0		0
071-130-071	5671 Ekwil Street	23620	0	0	0	0	0	0	0		0
071-130-071	5669 Stinson Way	24450	0	0	0	0	0	0	0		0
071-130-071	5665 Stinson Way	24454	0	0	0	0	0	0	0		0
071-130-071	5659 Stinson Way	24458	0	0	0	0	0	0	0		0
071-130-071	5661 Ekwil Street	24463	0	0	0	0	0	0	0		0



079-415-020	7487 San Bergamo	25022	0	0	0	0	0	0	0		0
073-330-042	6642 Sand Castle Place	21289	0	0	0	0	0	0	0		0
073-330-042	6644 Sand Castle Place	21293	0	0	0	0	0	0	0		0
073-330-042	6646 Sand Castle Place	21297	0	0	0	0	0	0	0		0
073-330-042	6650 Sand Castle Place	21305	0	0	0	0	0	0	0		0
078-482-002	7681 Padova Drive	24365	0	0	0	0	0	0	0		0
071-130-071	546 Asilomar Way	24100	0	0	0	0	0	0	0		0
071-130-071	529 Asilomar Way	24250	0	0	0	0	0	0	0		0
071-130-071	557 Asilomar Way	24254	0	0	0	0	0	0	0		0
071-130-071	542 Asilomar Way	24105	0	0	0	0	0	0	0		0
071-130-071	502 Asilomar Way	24640	0	0	0	0	0	0	0		0
071-130-071	501 Asilomar Way	24653	0	0	0	0	0	0	0		0
071-130-071	538 Asilomar Way	24240	0	0	0	0	0	0	0		0
071-130-071	550 Asilomar Way	24245	0	0	0	0	0	0	0		0
069-620-045	870 Cambridge Drive	23493	0	0	0	0	0	0	0		0
071-130-071	5655 Ekwill Street	24644	0	0	0	0	0	0	0		0
071-130-071	5651 Ekwill Street	24649	0	0	0	0	0	0	0		0
073-790-045	6710 Calle Koral	20184	0	0	0	0	0	0	0		0

073-780-045	6720 Calle Koral	20191	0	0	0	0	0	0	0		0
<b>Totals</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>5</b>		<b>18</b>

Certificate of Occupancy											
Project Identifier			Affordability by Household Income - Certificate of Occupancy								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
077-112-002	7181 Del Norte Drive	20-B-0391	0	0	0	0	0	0	0		0
077-153-010	18 Sonoma Ave	20-B-0076	0	0	0	0	0	0	0		0
079-372-009	7605 Dartmoor Ave	19-B-25151	0	0	0	0	0	0	1	08/26/2020	1
077-352-001	134 Placer Dr	20-B-0129	0	0	0	0	0	0	0		0
077-203-012	6206 Guava Ave	19-B-25161	0	0	0	1	0	0	0	09/22/2020	1
069-141-011	488 Devon Pl	20-B-0045	0	0	0	0	0	0	1	10/12/2020	1
069-153-008	5505 Somerset Dr	20-B-0078	0	0	0	1	0	0	0	09/10/2020	1
079-500-038	284 Salisbury Ave	20-B-0196	0	0	0	1	0	0	0	09/29/2020	1
077-422-023	6528 Camino Venturoso	20-B-0167	0	0	0	0	0	0	0		0
079-441-002	298 Daytona Drive	20-B-0179	0	0	0	0	0	0	0		0
079-414-006	7437 San Blanco Drive	20-B-0107	0	0	0	0	0	0	0		0
077-460-031	6182 Magdalena Pl	20-B-0103	0	0	0	0	0	0	0		0
069-560-023	5664 Stow Canyon Road	20-B-0205	0	0	0	0	0	0	0		0
077-195-011	126 Kamala Way	20-B-0079	0	0	0	0	0	0	0		0
069-391-008	925 Via Bolzano	20-B-0220	0	0	0	0	0	0	0		0

077-294-026	555 Carlo Drive	20-B-0047	0	0	0	0	0	0	0		0
071-033-015	5744 Aguila Ave	20-B-0399	0	0	0	0	0	0	0		0
077-104-022	7174 Tuolmne Dr	20-B-0233	0	0	0	0	0	0	0		0
077-160-035	302 North Los Carneros	19276	0	0	0	0	0	0	1	01/01/2020	1
069-620-047	892 Cambridge Drive	24063	0	0	0	0	0	0	1	01/01/2020	1
079-412-009	45 San Anzio Way	24024	0	0	0	0	0	1	0	01/08/2020	1
071-130-071	5680 Surfrider Way	20667	0	0	0	0	2	0	5	01/15/2020	7
071-130-071	5690 Surfrider Way	20885	0	0	0	0	2	0	5	01/15/2020	7
071-130-071	5696 Surfrider Way	20890	0	0	0	0	1	0	4	01/15/2020	5
071-130-071	567 Bolinas Way	20894	0	0	0	0	0	0	5	01/15/2020	5
071-130-071	519 Bolinas Way	21635	0	0	0	0	0	0	6	01/15/2020	6
071-130-071	5691 Stinson Way	21648	0	0	0	0	0	0	7	02/05/2020	7
071-130-071	5705 Ekwil Street	21653	0	0	0	0	0	0	3	02/05/2020	3
071-041-004	5680 Alondra Drive	24437	0	0	0	0	0	1	0	02/12/2020	1
071-130-071	5671 Ekwil Street	23620	0	0	0	0	0	0	3	03/02/2020	3
071-130-071	5669 Stinson Way	24450	0	0	0	0	0	0	3	03/26/2020	3
071-130-071	5665 Stinson Way	24454	0	0	0	0	0	0	3	03/26/2020	3
071-130-071	5659 Stinson Way	24458	0	0	0	0	0	0	5	03/26/2020	5

071-130-071	5661 Ekwill Street	24463	0	0	0	0	0	0	3	03/26/2020	3
079-415-020	7487 San Bergamo	25022	0	0	0	0	0	1	0	04/28/2020	1
073-330-042	6642 Sand Castle Place	21289	0	0	0	0	0	0	1	05/07/2020	1
073-330-042	6644 Sand Castle Place	21293	0	0	0	0	0	0	1	05/07/2020	1
073-330-042	6646 Sand Castle Place	21297	0	0	0	0	0	0	1	05/07/2020	1
073-330-042	6650 Sand Castle Place	21305	0	0	0	0	0	0	1	05/07/2020	1
078-482-002	7681 Padova Drive	24365	0	0	0	0	0	1	0	05/14/2020	1
071-130-071	546 Asilomar Way	24100	0	0	0	0	0	0	6	08/19/2020	6
071-130-071	529 Asilomar Way	24250	0	0	0	0	0	0	3	08/19/2020	3
071-130-071	557 Asilomar Way	24254	0	0	0	0	0	0	3	08/19/2020	3
071-130-071	542 Asilomar Way	24105	0	0	0	0	0	0	7	08/24/2020	7
071-130-071	502 Asilomar Way	24640	0	0	0	0	0	0	5	09/21/2020	5
071-130-071	501 Asilomar Way	24653	0	0	0	0	0	0	3	09/28/2020	3
071-130-071	538 Asilomar Way	24240	0	0	0	0	0	0	6	11/12/2020	6
071-130-071	550 Asilomar Way	24245	0	0	0	0	0	0	6	11/12/2020	6
069-620-045	870 Cambridge Drive	23493	0	0	0	0	0	0	1	11/23/2020	1
071-130-071	5655 Ekwill Street	24644	0	0	0	0	0	0	4	12/08/2020	4
071-130-071	5651 Ekwill Street	24649	0	0	0	0	0	0	3	12/08/2020	3

073-790-045	6710 Calle Koral	20184	0	0	0	0	0	0	44	12/15/2020	44
073-780-045	6720 Calle Koral	20191	0	0	0	0	0	0	44	12/15/2020	44
<b>Totals</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>5</b>	<b>4</b>	<b>195</b>		<b>207</b>

Project Information																	
Project Identifier					Unit Types					Housing with Financial Assistance and/or Deed Restrictions				Demolished/Destroyed Units			Notes
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Extremely Low Income Units	Was Project Approved using SB 35 Streamlining?	Infill Units?	Assistance Programs for each Development	Deed Restriction Type	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Number of Demolished/Destroyed Units	Demolished or Destroyed Units?	Demolished or Destroyed Units Owner or Renter	
077-112-002	077-112-002	7181 Del Norte Drive	7181 Del Norte Drive	20-B-0391	ADU	Renter	0	N				HCD Affordability calculator		0			
077-153-010	077-153-010	18 Sonoma Ave	18 Sonoma Ave	20-B-0076	ADU	Renter	0	N						0			
079-372-009	079-372-009	7605 Dartmoor Ave	7605 Dartmoor Ave	19-B-25151	ADU	Renter	0	N						0			
077-352-001	077-352-001	134 Placer Dr	134 Placer Dr	20-B-0129	ADU	Renter	0	N						0			
077-203-012	077-203-012	6206 Guava Ave	6206 Guava Ave	19-B-25161	ADU	Renter	0	N				HCD Affordability calculator		0			
069-141-011	069-141-011	488 Devon Pl	488 Devon Pl	20-B-0045	ADU	Renter	0	N						0			
069-153-008	069-153-008	5505 Somerset Dr	5505 Somerset Dr	20-B-0078	ADU	Renter	0	N				HCD Affordability calculator		0			

079-500-038	079-500-038	284 Salisbury Ave	284 Salisbury Ave	20-B-0196	ADU	Renter	0	N				HCD Affordability calculator		0			
077-422-023	077-422-023	6528 Camino Venturos o	6528 Camino Venturos o	20-B-0167	ADU	Renter	0	N				HCD Affordability calculator		0			
079-441-002	079-441-002	298 Daytona Drive	298 Daytona Drive	20-B-0179	ADU	Renter	0	N				HCD Affordability calculator		0			
079-414-006	079-414-006	7437 San Blanco Drive	7437 San Blanco Drive	20-B-0107	ADU	Renter	0	N				HCD Affordability calculator		0			
077-460-031	077-460-031	6182 Magdalena PI	6182 Magdalena PI	20-B-0103	ADU	Renter	0	N				HCD Affordability calculator		0			
069-560-023	069-560-023	5664 Stow Canyon Road	5664 Stow Canyon Road	20-B-0205	ADU	Renter	0	N				HCD Affordability calculator		0			
077-195-011	077-195-011	126 Kamala Way	126 Kamala Way	20-B-0079	ADU	Renter	0	N						0			
069-391-008	069-391-008	925 Via Bolzano	925 Via Bolzano	20-B-0220	ADU	Renter	0	N				HCD Affordability calculator		0			
077-294-026	077-294-026	555 Carlo Drive	555 Carlo Drive	20-B-0047	ADU	Renter	0	N				HCD Affordability calculator		0			
071-033-015	071-033-015	5744 Aguila Ave	5744 Aguila Ave	20-B-0399	ADU	Renter	0	N				HCD Affordability calculator		0			



077-104-022	077-104-022	7174 Tuolmne Dr	7174 Tuolmne Dr	20-B-0233	ADU	Renter	0	N				HCD Affordability calculator		0			
077-160-035	077-160-035	302 North Los Carneros	302 North Los Carneros	19276	SFA	Renter	0	N						0			
069-620-047	069-620-047	892 Cambridge Drive	892 Cambridge Drive	24063	ADU	Renter	0	N						0			
079-412-009	079-412-009	45 San Anzio Way	45 San Anzio Way	24024	ADU	Renter	0	N				Based on rent provided		0			
071-130-071	071-130-071	5680 Surfrider Way	5680 Surfrider Way	20667	SFA	Owner	0	N			INC		55	0			
071-130-071	071-130-071	5690 Surfrider Way	5690 Surfrider Way	20885	SFA	Owner	0	N			INC		55	0			
071-130-071	071-130-071	5696 Surfrider Way	5696 Surfrider Way	20890	SFA	Owner	0	N			INC		55	0			
071-130-071	071-130-071	567 Bolinas Way	567 Bolinas Way	20894	SFA	Owner	0	N						0			
071-130-071	071-130-071	519 Bolinas Way	519 Bolinas Way	21635	SFA	Owner	0	N						0			
071-130-071	071-130-071	5691 Stinson Way	5691 Stinson Way	21648	SFA	Owner	0	N						0			
071-130-071	071-130-071	5705 Ekwil Street	5705 Ekwil Street	21653	SFA	Owner	0	N						0			
071-041-004	071-041-004	5680 Alondra Drive	5680 Alondra Drive	24437	ADU	Renter	0	N				Based on rent provided		0			

071-130-071	071-130-071	5671 Ekwill Street	5671 Ekwill Street	23620	SFA	Owner	0	N						0			
071-130-071	071-130-071	5669 Stinson Way	5669 Stinson Way	24450	SFA	Owner	0	N						0			
071-130-071	071-130-071	5665 Stinson Way	5665 Stinson Way	24454	SFA	Owner	0	N						0			
071-130-071	071-130-071	5659 Stinson Way	5659 Stinson Way	24458	SFA	Owner	0	N						0			
071-130-071	071-130-071	5661 Ekwill Street	5661 Ekwill Street	24463	SFA	Owner	0	N						0			
079-415-020	079-415-020	7487 San Bergamo	7487 San Bergamo	25022	ADU	Renter	0	N				Based on rent provided		0			
073-330-042	073-330-042	6642 Sand Castle Place	6642 Sand Castle Place	21289	SFD	Owner	0	N						0			
073-330-042	073-330-042	6644 Sand Castle Place	6644 Sand Castle Place	21293	SFD	Owner	0	N						0			
073-330-042	073-330-042	6646 Sand Castle Place	6646 Sand Castle Place	21297	SFD	Owner	0	N						0			
073-330-042	073-330-042	6650 Sand Castle Place	6650 Sand Castle Place	21305	SFD	Owner	0	N						0			
078-482-002	078-482-002	7681 Padova Drive	7681 Padova Drive	24365	ADU	Renter	0	N				Based on rent provided		0			

071-130-071	071-130-071	546 Asilomar Way	546 Asilomar Way	24100	SFA	Owner	0	N						0			
071-130-071	071-130-071	529 Asilomar Way	529 Asilomar Way	24250	SFA	Owner	0	N						0			
071-130-071	071-130-071	557 Asilomar Way	557 Asilomar Way	24254	SFA	Owner	0	N						0			
071-130-071	071-130-071	542 Asilomar Way	542 Asilomar Way	24105	SFA	Owner	0	N						0			
071-130-071	071-130-071	502 Asilomar Way	502 Asilomar Way	24640	SFA	Owner	0	N						0			
071-130-071	071-130-071	501 Asilomar Way	501 Asilomar Way	24653	SFA	Owner	0	N						0			
071-130-071	071-130-071	538 Asilomar Way	538 Asilomar Way	24240	SFA	Owner	0	N						0			
071-130-071	071-130-071	550 Asilomar Way	550 Asilomar Way	24245	SFA	Owner	0	N						0			
069-620-045	069-620-045	870 Cambridge Drive	870 Cambridge Drive	23493	SFD	Owner	0	N						0			
071-130-071	071-130-071	5655 Ekwil Street	5655 Ekwil Street	24644	SFA	Owner	0	N						0			
071-130-071	071-130-071	5651 Ekwil Street	5651 Ekwil Street	24649	SFA	Owner	0	N						0			
073-790-045	073-790-045	6710 Calle Koral	6710 Calle Koral	20184	5+	Renter	0	N						0			

073-780-045	073-780-045	6720 Calle Koral	6720 Calle Koral	20191	5+	Renter	0	N						0			
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## 2020 GOLETA Housing Element Annual Progress Report

**TABLE B - Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Income Level	RHNA Allocation	Restrictions	Year 1 - 2015	Year 2 - 2016	Year 3 - 2017	Year 4 - 2018	Year 5 - 2019	Year 6 - 2020	Year 7 - 2021	Year 8 - 2022	Year 9 - 2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	235	Deed restricted	0	4	0	0	0	0	0	0	0	5	230
		Non-Restricted	0	0	0	1	0	0	0	0	0		
Low	157	Deed restricted	0	73	0	0	5	0	0	0	0	94	63
		Non-Restricted	0	0	0	1	2	13	0	0	0		
Moderate	174	Deed restricted	5	0	7	0	0	0	0	0	0	16	158
		Non-Restricted	0	0	0	0	4	0	0	0	0		
Above Moderate	413		346	244	210	115	274	5	0	0	0	1,194	0
<b>Total Units</b>			<b>351</b>	<b>321</b>	<b>217</b>	<b>117</b>	<b>285</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,309</b>	
<b>Total RHNA</b>	<b>979</b>	<b>Total Remaining Need for RHNA Period</b>											<b>451</b>

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

## 2020 GOLETA Housing Element Annual Progress Report

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

No Data Available

## 2020 GOLETA Housing Element Annual Progress Report

**TABLE D - Program Implementation Status**

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

HE 2.6 Transfer of Development Rights	Identify criteria and enact procedures to allow Transfer of Development Rights (TDR) within city boundaries if they will result in the development of special needs and/or affordable housing in appropriate locations	Zoning Ordinance Amendment in 2018	No Action to Date
HE 2.7 Encourage Accessory (Second) Residential Units	20 new second units	2022, Zoning Ordinance amendment in 2015, Prepare design guidelines by 2018	Ongoing
HE 2.8 Funding for Affordable Housing	Develop ongoing City and external sources of funding to support affordable housing	2022, Develop CDBG 5-year Consolidated Plan in 2018, ZO amd. And CAHFP in 2015	Ongoing
HE 3.1 Support Fair Housing Opportunities	Support efforts to eliminate discrimination on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary factors consistent with state and federal fair housing law	2022, Zoning Ordinance amendment in 2015	Ongoing
HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs	Facilitate the provision of housing for persons with disabilities and other special needs	2022, Zoning Ordinance amendment in 2015	Ongoing
HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development	Work with commercial and nonprofit developers to provide housing using a cooperative model or similar approaches	2022	Ongoing
HE 4.1 Rehabilitation and Energy Loan Programs	712 Rehabilitation and Energy Loans	2022	Ongoing
HE 4.2 Resource Conservation in Existing and New Residential Development	Promote retrofitting of existing residential structures to reduce energy consumption; enforce residential energy conservation building standards; require residential design to provide a maximum solar orientation	2022	Ongoing
HE 4.3 Use of Renewable Energy Sources	For new projects, encourage the incorporation of renewable energy sources	2022, Zoning Ordinance amendment in 2015	Ongoing
HE 4.4 Transit Oriented Development	Encourage transit-oriented housing development to enable efficient public transit systems and alternatives to driving (walking and bicycling)	2022	Ongoing
HE 5.1 Monitor Progress Toward Housing Objectives and Refine Programs	Monitor progress in implementing Housing Element programs as part of the Annual General Plan Progress Report	2022	Ongoing
HE 5.2 Community and Regional Collaboration	Continue to take an active role in working with community groups, other jurisdictions, and other agencies to implement Housing Element programs in a timely manner	2022	Ongoing



2020 GOLETA Housing Element Annual Progress Report

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

No Data Available

## 2020 GOLETA Housing Element Annual Progress Report

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

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

## 2020 GOLETA Housing Element Annual Progress Report

**TABLE G - Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of (CCR Title 25 §6202)**

No Data Available

2020 GOLETA Housing Element Annual Progress Report

TABLE H - Locally Owned Surplus Sites (CCR Title 25 §6202)

No Data Available

## 2020 GOLETA Housing Element Annual Progress Report

### LEAP Reporting (CCR Title 25 §6202)

Total Award Amount	150,000.00				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Initiation	3,000.00	.00	Other (Please Specify in Notes)	None	Not started
Data Gathering/Document Research and Review	12,000.00	.00	Other (Please Specify in Notes)	None	Not started
Public Outreach	35,000.00	.00	Other (Please Specify in Notes)	None	Not started
Objective Design Standards	85,000.00	.00	Other (Please Specify in Notes)	None	Not started
Public Review and Adoption, Implementation	15,000.00	.00	Other (Please Specify in Notes)	None	Not started

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## Appendix D

Housing Successor Annual Report Regarding the Low and Moderate  
Income Housing Asset Fund for Fiscal Year 2019-20 Pursuant to California  
Health and Safety Code Section 34176.1(f) for the City of Goleta

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**HOUSING SUCCESSOR ANNUAL REPORT  
REGARDING THE  
LOW AND MODERATE INCOME HOUSING ASSET FUND  
FOR FISCAL YEAR 2019-20  
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 23, 2020. This Report sets forth certain details of the City of Goleta (Housing Successor) activities during Fiscal Year 2019-20 (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 2019-20 (Fiscal Year) as prepared in conjunction with Moss Levy & Hartzheim 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](http://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:

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

## **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
<b>Statutory Value of Real Property Owned by Housing Authority</b>	\$0
<b>Value of Loans and Grants Receivable</b>	\$170,909
<b>Total Value of Housing Successor Assets</b>	\$170,909

## V. DESCRIPTION OF TRANSFERS

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

## VI. PROJECT DESCRIPTIONS

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

## VII. STATUS OF COMPLIANCE WITH SECTION 33334.16

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

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

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

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

**VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413**

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

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

**IX. EXTREMELY-LOW INCOME TEST**

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

**X. SENIOR HOUSING TEST**

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the

Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

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

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

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

#### **XI. EXCESS SURPLUS TEST**

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

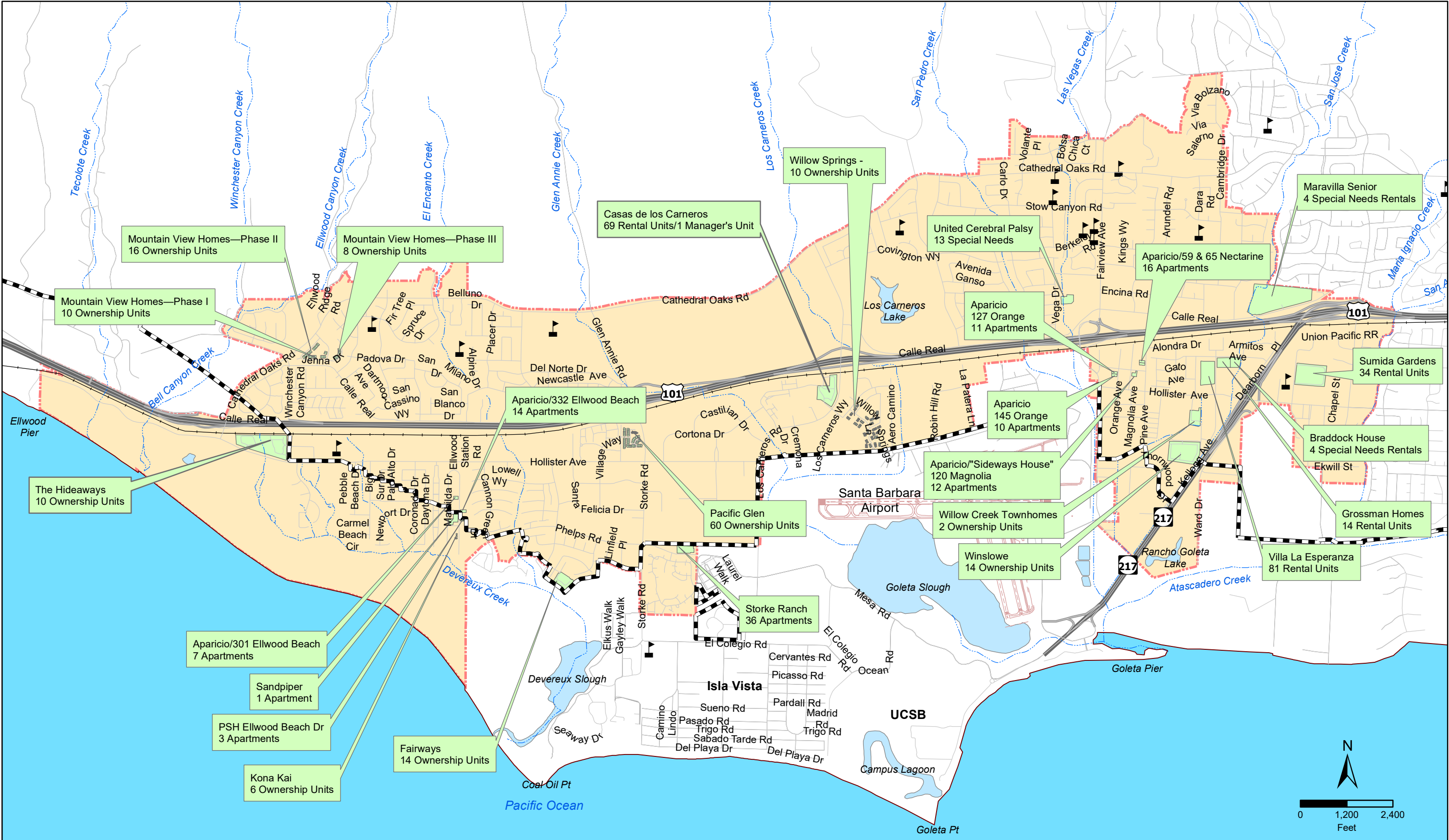
The LMIHAF does not have an Excess Surplus. All LMIHAF monies were remitted to the County Auditor Controller per the Demand for Payment Pursuant to Health and Safety Code Sec. 34183.5(b)(2)(A) and the Due Diligence Review of the LMIHAF pursuant to AB 1484. No LMIHAF assets were to be retained by the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

Appendix E

Goleta Affordable Housing Map

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**Legend**


- Existing Affordable Housing Units
- Goleta City Boundary

**Other Features**

- Goleta City Boundary
- Coastal Zone
- Creeks
- Schools

**Appendix E**  
**Goleta Affordable Housing**

December 31, 2020



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## **Attachment 2**

### Staff Presentation

# GENERAL PLAN / COASTAL LAND USE PLAN 2020 PROGRESS REPORT

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**City Council**

**March 2, 2021**

*Presentation by:*

**Anne Wells, Advance Planning Manager**

**Andy Newkirk, Senior Planner**

# GENERAL PLAN ANNUAL PROGRESS REPORT

- Annual Reports Required by State Law
- Purpose of the Report
  - Provide status update for General Plan
  - Describe implementation progress
  - Document progress on Regional Housing Needs Allocation (RHNA)
  - Report types of housing units permitted in 2020



Governor's Office of  
**Planning and Research**



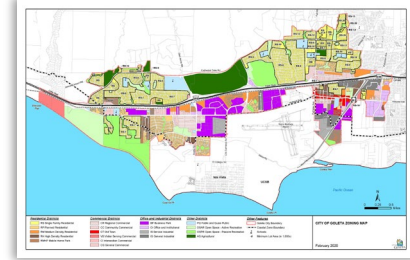


# CITY OF GOLETA

## 2020

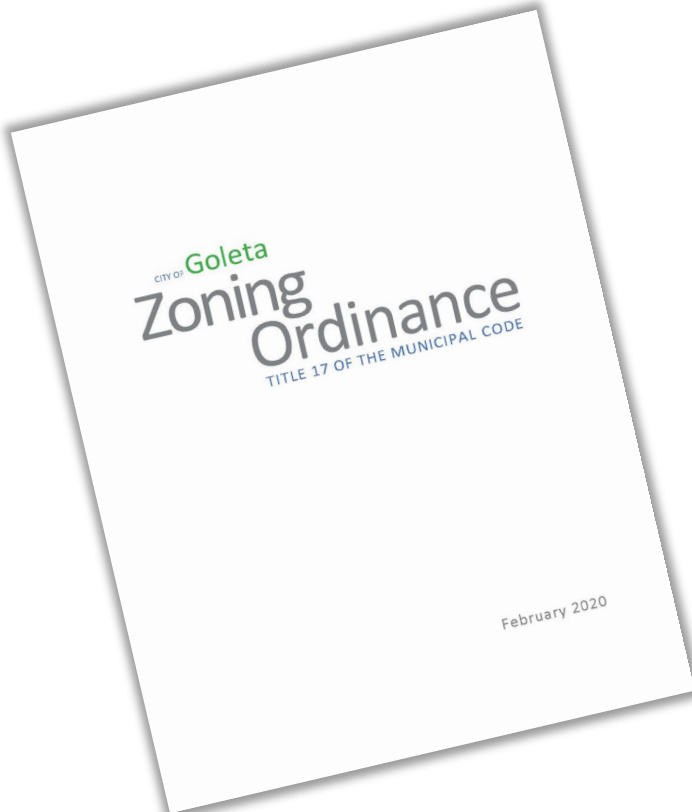
- No Amendments Adopted
- Initiated General Plan Amendments
  - Streamside Protection Areas (CE 2.2)
  - 5631 Calle Real Land Use
  - 625 Dara Road Land Use
- Developer Funded Amendments Pending from Previous Years
  - Shelby Land Use
  - Kenwood Land Use
  - Heritage Ridge ESHA

# LAND USE ELEMENT



## LU-IA-1 Prepare & Adopt New Zoning Code

- New Zoning Ordinance Adopted on March 3, 2020
- Codified at Title 17 of Goleta Municipal Code
- Clean Up Amendments on October 6, 2020





# OPEN SPACE ELEMENT

## OS-IA-4 Preparation of Park System Master Plan

- Parks, Facilities, and Playgrounds Master Plan Adopted on January 16, 2020

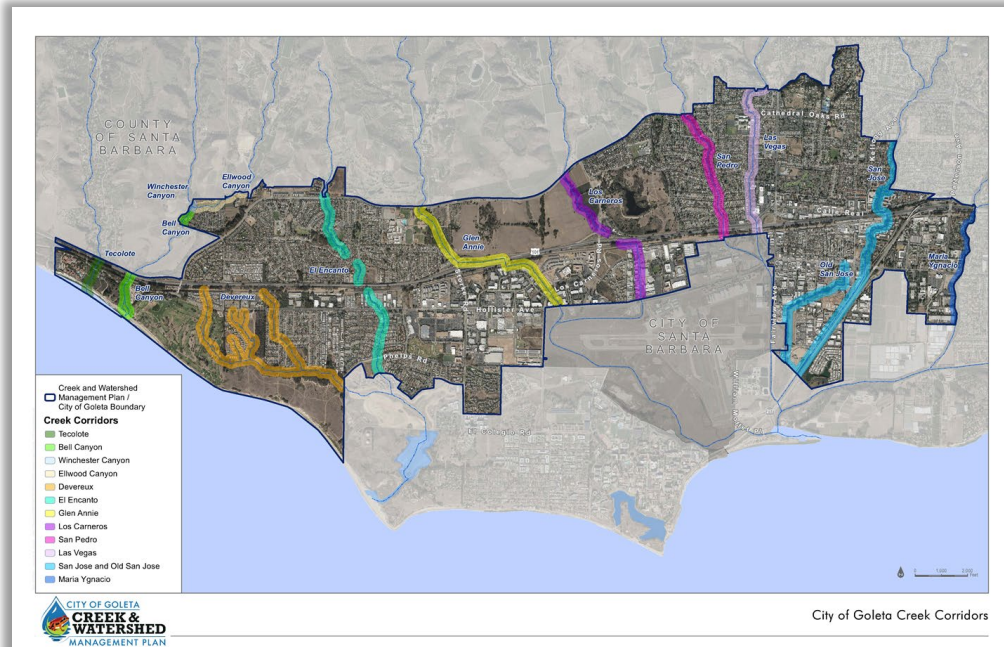




# CONSERVATION ELEMENT

## CE-IA-3 Creek and Watershed Management Plan

- Adopted November 17, 2020

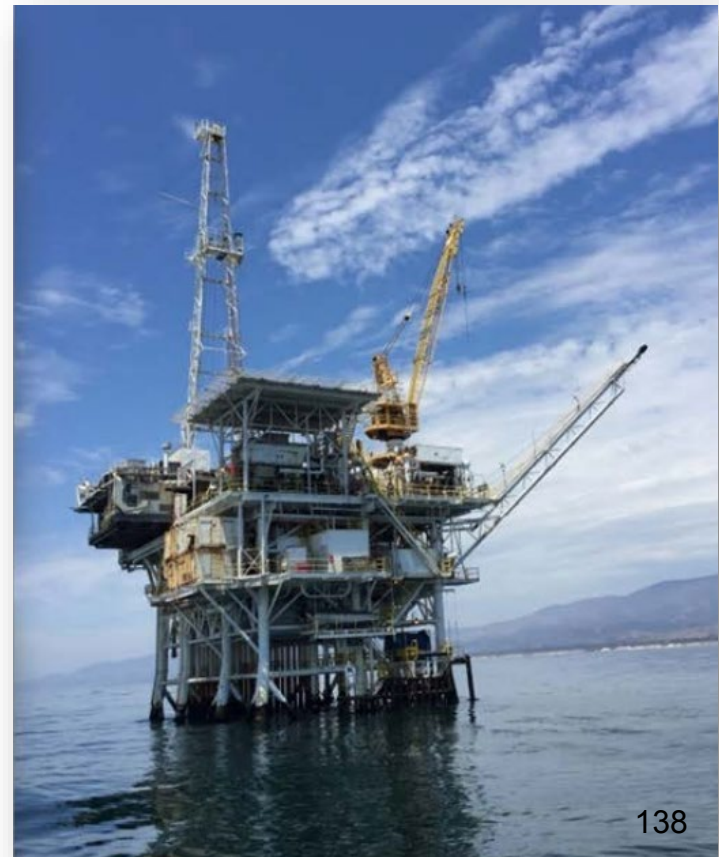


# SAFETY ELEMENT



## SE-IA-3 Annual Oil and Gas Safety Audits

- EOF Annual safety audit completed in September 2020
- Holly Plugging and Abandonment Planning in Progress





# VISUAL AND HISTORIC RESOURCES ELEMENT

## VH-IA-4 Create Historic Preservation Committee

- Ordinance Creating a Historic Preservation Commission Prepared
- Commencement of Planning Commission Hearings



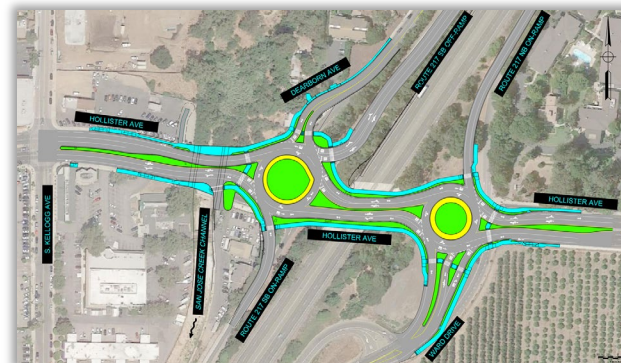
# TRANSPORTATION ELEMENT

## TE-IA-2 Capital Improvements Program & Budget

- Includes 57 CIP projects in the 5-year budget for a total of approximately \$192 million (approximately \$78 million unfunded)

## TE-IA-7 Update of the CEQA Thresholds Manual

- Update to Utilize Vehicle Miles Travelled for metric to evaluate transportation impacts





# HOUSING ELEMENT

## HE 5.1 Monitoring Housing Element Programs

- Total Residential Units Built (Final Inspection) in 2020

	Total Units Added	Extremely Low	Very Low	Low	Moderate	Above Moderate
2020 Units	207	-	-	3	9	195



# HOUSING ELEMENT

## HE 5.1 Monitoring Housing Element Programs

- Total Residential Units (based on Built Permit Issuance) during 5<sup>th</sup> Cycle

Income Level	RHNA Allocation by Income Level	2015 (and 2014 )	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Extremely Low	118	0	0	0	1	0	0			1	117
Very Low	117	0	4	0	0	0	0			4	113
Low	157	0	73	0	1	7	13			94	63
Moderate	174	5	0	7	0	4	0			16	158
Above Moderate	413	346	244	210	115	274	5			1194	0
<b>Total</b>	<b>979</b>	<b>351</b>	<b>321</b>	<b>217</b>	<b>117</b>	<b>285</b>	<b>18</b>			<b>1309</b>	<b>451</b>



# HOUSING ELEMENT

## Housing Unit Production Summary

- 207 Units Completed in 2020
- ~235 Units Under Construction But Not Completed
  - Citrus Village – 10 Units
  - Cortona – 176 Units
  - Hollister Village Triangle – 27 Units (5 affordable)
  - ADUs
- ~450 Units in Planning Process
  - Heritage Ridge – 41 senior affordable apartments, 63 affordable apartments, and 228 market rate apartments
  - Shelby – 60 Units
  - Kenwood Village – 60 Units





# 2020 IMPLEMENTATION HIGHLIGHTS

- No General Plan Amendments Adopted; Three Initiated
- New Zoning Ordinance Adopted
- Parks, Facilities, and Playgrounds Master Plan Adopted
- Creek and Watershed Management Plan Adopted
- Updated CEQA Thresholds Utilizing Vehicle Miles Travelled
- Several projects in Old Town in design or underway
- Capital Improvement Program
  - Several projects completed in 2020
  - Many more in construction and design phase during 2020



# STAFF RECOMMENDATION

Adopt Resolution 21-\_\_\_, entitled “A Resolution of the City Council of the City of Goleta, California, Approving the General Plan/Coastal Land Use Plan 2020 Progress Report”