



REPORT DATE: February 23, 2009

TO: Planning Commission Chair and Members

FROM: Steve Chase, Planning and Environmental Services Director

CONTACT: Anne Wells, Manager, Advance Planning

SUBJECT: General Plan / Coastal Land Use Plan Progress Report to OPR and HCD 2007-2008

RECOMMENDATION

Receive and file this Progress Report and provide feedback to staff accordingly.

DISCUSSION

Government Code Section 65400 requires the City to file an annual report to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) on the status of the General Plan and progress in its implementation. The annual progress report provides a means to review the General Plan and determine if changes need to be made in the plan or its implementation. It also provides information regarding the City's progress in meeting its share of regional housing needs.

The Goleta General Plan/Coastal Land Use Plan (General Plan) is the City's official policy that guides decisions affecting future physical development and change within Goleta. The General Plan was adopted on October 2, 2006, four years after the City's incorporation in 2002. Each element of the General Plan concludes with a set of implementation actions and programs that are intended to carry out a policy and achieve specific objectives. The General Plan implementation actions and programs provide the basis from which to document General Plan progress.

The first progress report was previously submitted to OPR and HCD for the 2006 time period. This second progress report captures a two-year time period in order to comprehensively assess implementation progress in the context of the General Plan

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update that was initiated in 2007. As such, this progress report summarizes the General Plan implementation status for the years 2007 and 2008.

SUMMARY AND CONCLUSION

The format and content of the Progress Report was prepared in accordance with the State's submittal requirements.

Submitted By:

Approved By:



Anne Wells
Advance Planning Manager



Patricia S. Miller
Planning Commission Secretary

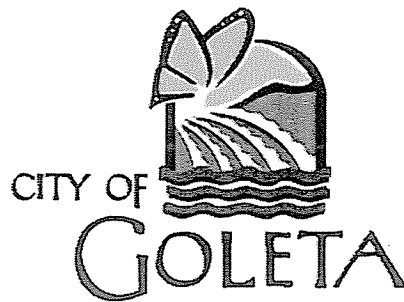
ATTACHMENTS:

1. General Plan / Coastal Land Use Plan Progress Report 2007-2008

Attachment 1

**General Plan / Coastal Land Use Plan
Progress Report 2007-2008**

Draft
2007-2008
General Plan/Coastal Land Use Plan
Progress Report



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On Behalf of:
Goleta City Council
Goleta Planning Commission

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1.0 INTRODUCTION

Government Code Section 65400 requires the City to file an annual report to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) on the status of the General Plan and progress in its implementation. The annual report provides a means to review the General Plan and determine if changes need to be made in the plan or its implementation. It also provides information regarding the City's progress in meeting its share of regional housing needs.

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

Each element of the General Plan concludes with a set of implementation actions and programs that are intended to carry out a policy and achieve specific objectives. These frequently involve commitment of financial, personnel, and/or other resources. A summary of Implementation Actions and Programs are provided in Appendix A of this report. The General Plan implementation actions and programs provide the basis from which to document General Plan progress.

The first annual report was previously submitted to OPR and HCD for the 2006 time period. This annual report summarizes the General Plan implementation progress for the years 2007 and 2008. Section 2 includes the status of General Plan Amendments. Section 3 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 3.9 of this report. Section 4 presents an update of the land use process improvements and the Strategic Plan.

This report was approved by the Planning Commission and City Council. Refer to Appendix B and Appendix C for the respective staff reports documenting the reviews.

2.0 GENERAL PLAN AMENDMENT STATUS

Background

Local governments are required to keep their General Plans current and internally consistent. 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 required to be updated every five years.

Over the past two years, the City has been engaged in an extensive process to refine and implement the General Plan. The following discussion presents information on the status of those efforts and next steps.

Between January and March 2007, the City Council conducted a series of workshops to receive public input and evaluate the City's land use planning and design processes, tools and organizational structure. The re-opening of the General Plan was among several keynote discussion items.

In March 2007, the City Council directed staff to prepare a work program for refining the General Plan in response to information received at previous public workshops. In July 2007, the City Council authorized the work program, including processing paths for five interrelated components or tracks, as follows:

- Track 1 – City Initiated Proposed Amendments to Housing Element;
- Track 2 – City Initiated Proposed Minor Amendments to General Plan;
- Track 3 – City Initiated Proposed Substantive Amendments to General Plan;
- Track 4 – Project Related Proposed Amendments to General Plan; and
- Track 5 – Proposed Sphere of Influence.

A chronology of the entire work program is provided in Figure 1. The chronology covers a set of public workshops in the summer/fall 2007 that, in turn, led to refining analyses of General Plan policies, standards and implementation actions under study. Further public hearings were held in winter/spring 2008 to narrow the list of proposed amendments that the City would sponsor for initiation and study versus those left for developers to bring forward for consideration of initiation as a part of their projects. From that point forward, environmental analysis was launched and various amendments have come forward for decision.

A status of each of the General Plan amendment "tracks" for the 2007-2008 time period is provided below.

Track 1 – City Initiated Proposed Amendments to Housing Element

In March 2007, the City received official notice from the California Department of Housing and Community Development (HCD) that the Housing Element had not been certified. State officials believe that it did not comply with statutory requirements of the California Government Code. The City Council directed staff to prepare amendments to the Housing Element to address the HCD concerns and ultimately to achieve certification. With the technical assistance of the housing specialty firm, Baird + Driscoll, the City hosted public workshops in 2007 and identified further optional housing strategies in an attempt to address the HCD concerns. Key housing issues were addressed by the Planning Commission and the City Council in 2008.

On August 21, 2008, the City received the HCD Regional Housing Needs Allocation. The City has until August 2009 to comply with this statutory requirement.

No amendments to the Housing Element were completed in the 2007-2008 timeframe.

Track 2 – City Initiated Proposed Minor Amendments to General Plan

In June 2008, the City Council approved 46 amendments, out of a pool of 76 amendments originally initiated for study and deliberation. Those approved amendments ranged from corrections, clarifying edits and updated information in the text, tables, charts, figures and glossary to policy and program matters such as broadening the consideration of a transfer of development rights program to areas outside of the City limits as sender and/or receiver sites. Other amendments of note included allowing eating and drinking establishments in the General Commercial designated areas of the City, allowing consideration of a reduced coastal bluff setback for buildings provided that it is supported by site-specific geotechnical engineering study, applying an open space overlay to 18 parcels lying along Mathilda Drive, as well as allowing consideration of time shares, fractional ownerships and similar ownership forms for hotels and other transient lodging uses

As a follow-up item to the Track 2 amendments, the City Council requested additional studies and possible amendments to the Land Use Element building intensity standards. Consistent with this direction, the Planning Commission and Design Review Board hosted three public workshops in 2008 to analyze the standards. Possible amendments to the building intensity standards are referred to as "Track 2.5" and are anticipated for amendment consideration in Spring 2009.

Track 3 – City Initiated Proposed Substantive Amendments to General Plan

The Track 3 amendments pertain to the Land Use, Open Space, Conservation, and Transportation Elements, and spread across 1 policy objective, 34 individual policies, 2 implementation actions, 1 figure, 1 table, and 1 informational statement. In 2008, staff and consultant (Jones & Stokes) prepared the draft environmental document, a Supplemental Environmental Impact Report (EIR) to the Final EIR prepared for the General Plan in 2006, for release in early 2009. Adoption consideration of the Track 3 amendments is anticipated for Summer 2009.

Track 4 – Project Related Proposed Amendments to General Plan

During the 2007-2008 time period, fifteen requests for the initiation of proposed amendments (Track 4) were filed by land owners and project developers. Track 4 amendments are attached to specific projects and are at the request of and responsibility of the individual applicant.

Nine of the requested amendments were initiated by the City Council following the consideration of staff's recommendations, presentations by applicants, and receipt of public testimony in hearings. One, Bishop Ranch, was withdrawn from consideration of initiation. Two of the initiated proposed amendments were studied, heard and adopted. Five requests for initiation are pending and will be brought before the City Council in the 2009 timeframe. The two adopted amendments are summarized as follows:

- Village at Los Carneros - Policy CE 10.3 (change prohibitions against post-development stormwater discharge rates in excess of the pre-development condition).
- Harwin Family Trust - Land Use Element Figure 2-1 (change the land use designation from General Industrial (I-G) to General Commercial (C-G))

Track 5 – Proposed Sphere of Influence

In September and October 2007, the City Council conducted a set of public meetings and gave direction on the content of a proposed Sphere of Influence. A Sphere represents the probable future service area of a city. The Santa Barbara Local Agency Formation Commission (LAFCo) has complete jurisdiction on the setting of a Sphere, rather than the City. Outreach to property owners and public service providers in the proposed Sphere areas were conducted during 2008. Accordingly, an application to LAFCo was submitted and it is expected that the matter will be heard by the LAFCo Board on March 5, 2009.

No General Plan amendments were processed in 2007-2008 for the Track 5 work effort.

Summary of General Plan Amendments in 2007

During the 2007-2008 time period, a series of General Plan amendments were initiated by the City Council (refer to Table 1). In 2008, three sets of amendments were adopted: one that was initiated by the City (Track 2 Minor Revisions), and two at the request of private applicants. All adopted amendments were minor in nature. The more significant policy amendments to key directives in the Housing Element and Conservation Element, for example, are part of a larger effort to amend the General Plan and were not considered for adoption in the time period covered by this report.

TABLE 1 GENERAL PLAN AMENDMENT –CHRONOLOGY OF WORK PROGRAM

Council/Commission/Workshop Date/Item	Track 1	Track 2	Track 2.5	Track 3	Track 5
2006					
12/18/06 Planning Processes/GP Next Steps (CC)					
2007					
1/16/07 Planning Processes/GP Next Steps (CC)					
3/5/07 Consideration of Amending GP (CC)	X	X		X	X
4/16/07 GP Amendments Initiation Hearing (CC)	X	X		X	X
5/14/07 GPA Status Report (PC)					
6/18/07 Consideration of Sphere of Influence (CC)					X
7/9/07 Housing Element/RHNA Status Report	X				
7/16/07 Consideration of GPAs & Program Authorization (CC)	X	X		X	X
8/6/07 GP Amendments Initiation Hearing (CC)	X	X		X	X
8/27/07 GPA Work Program Schedule (CC)	X	X		X	X
9/4/07 Sphere of Influence Public Workshop (CC)					X
9/15/07 GPA Workshop	X	X		X	X
9/20/07 Affordable Housing Stakeholder Work Session	X				
9/27/07 GPA Workshop	X	X		X	X
10/1/07 Consideration of Proposed Sphere (CC)					X
10/5/08 Housing Element Workshop	X				
10/17/07 GPA Workshop	X	X		X	X
11/19/07 GPA Work Program Schedule (CC)	X	X		X	X
12/10/07 GPA Work Program Status Update (PC)	X	X		X	X
2008					
1/17/08 GPA Worksheet Processing – 2 nd Cut (CC)	X	X		X	X
1/29/08 GPA Worksheet Processing Cont. – 2 nd Cut (CC)	X	X		X	X
2/25/08 Housing Element GPA Key Issues (PC)	X				
3/24/08 CEQA Addendum for Track 2 Hearing (PC)		X			
4/1/08 Housing Element GPA Key Issues (CC)	X				
4/14/08 Track 2 GPA Recommendation Adoption Hearing (PC)		X			
4/21/08 Track 2 GPA Recommendation Adoption Hearing (PC)		X			
5/12/08 Track 2 GPA Recommendation Adoption Hearing (PC)		X			
6/3/08 GPA Work Program Schedule (CC)	X	X		X	X
6/3/08 Track 2 GPA Adoption (CC)		X			
6/17/08 Track 2 GPA Adoption Cont. (CC)		X			
8/18/08 Building Intensity Standards Workshop (PC/DRB)			X		
9/15/08 Building Intensity Standards Workshop (PC/DRB)			X		
10/20/08 Building Intensity Standards Workshop (PC/DRB)			X		
2009					
1/20/09 GPA Work Program Schedule (CC)	X	X	X	X	X
2/23/09 GPA Work Program Schedule (PC)	X	X	X	X	X

Abbreviations:

CC City Council
 GP Goleta General Plan/Coastal Land Use Plan
 GPA General Plan Amendment
 PC Planning Commission

Notes:

Track 1= Housing Element Amendments
 Track 2= Minor Policy Revision
 Track 2.5 = Building Intensity Standards
 Track 3= Substantive Policy Revisions
 Track 4= Project GPAs (not reflected in this table)
 Track 5 =Sphere of Influence

3.0 GENERAL PLAN IMPLEMENTATION PROGRESS

The following sections represent the progress the City has made towards implementing the actions of the General Plan during the 2007-2008 reporting period. Refer to Appendix A of this report for a checklist of progress by implementation action/program.

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 this 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 2007-08: In 2007 and 2008, the existing Zoning Code and Map has been amended by more than ten ordinances. The map has been updated to reflect these changes. The development of an entirely new Zoning Code has not yet been undertaken. It is largely delayed due to the General Plan Amendment process.

LU-IA-2 Update of Goleta Growth Management Ordinance. The existing growth management ordinance may need to be amended to conform to the provisions of this plan. The ordinance may be codified as part of the new zoning code.

Summary 2007-08: Annual reports on the existing growth management ordinance balance of commercial and residential development have been prepared by staff and approved by the City Council. A Public Hearing was held on Nov. 18, 2008, to consider the revision of the GGMO and subsequently on Dec. 2, 2008, Ordinance No. 08-13 was signed adopting revised Growth Management regulations applicable to non-residential development. Additional revisions are expected to be part of the zoning code update.

LU-IA-3 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 2007-08: A Public Workshop on the proposed Sphere of Influence (SOI) was held on September 7, 2007, from which the boundaries of the proposed SOI was refined. A Public Workshop with Area C residents was held on November 20, 2008, followed by an additional City meeting with Area C residents on December 16, 2008. The City prepared a

Sphere of Influence application package, consistent with the General Plan for submittal to the LAFCo. The application is anticipated to be considered by the Commission in early 2009.

LU-IA-4 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 2007-08: On February 20, 2007, the City enacted a resolution establishing a Town and Gown Standing Committee to negotiate UCSB relations. The City has negotiated a signed cooperative agreement with UCSB, specific to mitigation of impacts related to the North Campus Housing project and is in the process of negotiating another agreement regarding the campus' full long-range development plan. A finalized agreement is anticipated for 2009.

The City is also completing a review of an agreement with the City of Santa Barbara for the Santa Barbara Municipal Airport expansion. Additionally, conversations have begun with the County of Santa Barbara for an on-going reciprocal mitigation agreement.

LU-IA-5 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 2007-08: On June 4, 2007, a resolution and ordinance was enacted to adopt existing standards applicable to determination of maximum allowable floor area for Single Family Dwellings in residential zones (R-1/E-1) as guidelines in the Zoning Ordinance.

LU-IA-6 Transfer of Development Rights Ordinance/Program. This measure is intended to create a 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 2007-08: Public workshops on General Plan Amendments (GPAs), including the Transfer of Development Rights (TDR) program were held in September 2007. The amendment of Land Use Element policy regarding the TDR program was initiated for amendment by the City Council and adopted on June 17, 2008 with Track 2 General Plan Amendments.

LU-IA-7 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 2007-08: Planning and Environmental Services has facilitated partial compliance as a few parcels in the South Kellogg Industrial Area have undergone transitions in uses.

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 2007-08: On June 17, 2008, an Open Space Overlay was created for 18 parcels adjacent to the Sperling Preserve on the Ellwood Mesa Open Space and was adopted as part of an amendment to the General Plan Land Use Plan Map. The overlay description in the Zoning Code is still pending the overall zoning code update.

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 2007-08: The AB 1600 Study was initiated in 2008 with completion expected in Spring 2009.

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 2007-08: The AB 1600 Study and associated fee program (see OS-IA-2) will address the funding for open space acquisition. Existing revenue sources will be used to maintain the open spaces. If in the future these revenue sources are not sufficient to

acquire, preserve and maintain the City's open space, then a study as identified in this policy may be initiated.

OS-IA-4 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 2007-08: On February 19, 2008, a Junior High Afterschool Sports and Recreation Program was approved by the City Council and implemented by staff. On August 19, 2008, a Park System Management Plan was approved by Council and is currently in effect. A Park System Master Plan has not been developed yet. It is largely held up by the Recreation Plan which is not yet funded.

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 2007-08: On February 5, 2007, the City Council approved a resolution for the acquisition of open space parcels (Mathilda Park) adjacent to the Sperling Preserve and Ellwood Mesa Open Space. On March 18, 2008, The City Council approved a resolution and environmental document for the acquisition of a new park in Old Town Goleta, called Armitos Park. Completed Park Development Plans in the 2007-2008 time period include: Armitos Park (acquired and built), Nectarine (renovated equipment), and Mathilda Park (total renovation).

Management Plans for the Ellwood Mesa Open Space and Lake Los Carneros Preserve are implemented on a regular basis, as funding allows, in the 2007-2008 time period. The focus of management is on wetland and grassland restoration, butterfly docent program creation and implementation, weed eradication, trash removal, educational sign installation and maintenance, and weekly patrols by park and recreation crews. Future plans for Sheriff Department patrols in these open space areas are underway.

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 2007-08: Completion is pending the Zoning Code update which is anticipated in the 2009-2010 timeframe, following the General Plan update.

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 2007-08: While there is no specific action to date, the City's Environmental Thresholds and Guidelines Manual was updated, per City Council Resolution dated August 19, 2008, to reflect current CEQA status and State CEQA Guidelines. The CEQA Thresholds are scheduled for update to reflect the General Plan standards consistent with CE-IA-2 in Fiscal Year 2009-2010.

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 2007-08: The Annual Routine Maintenance Plan was prepared for Fiscal Years 2007-2008 and 2008-2009 by the Santa Barbara County Flood Control and Water Conservation District under contract to the City of Goleta. The Maintenance Plan includes an annual status of the creeks including status of threatened and endangered species, water quality, channel capacity, geomorphology, status of maintenance activities, and proposed future maintenance activities. In 2008, the City signed an MOU to participate in multijurisdictional Integrated Regional Water Management Plan. Until the City completes the update of the plan, this implementation action is considered partially met.

CE-IA-4 Preparation of a Tree Protection Ordinance. The City may prepare and adopt a Tree Protection Ordinance that addresses standards for: heritage trees; public right-of-way trees; parking lot shade trees; native trees; street and parkway trees; and anti-topping.

Summary 2007-08: Following City incorporation, a tree protection ordinance was adopted regarding tree protection and permit requirements for public trees. The ordinance will be updated with the new zoning code in 2009-2010 to reflect Conservation Element standards. Current practice is to require that all development plans include tree protection requirements, including: fencing to protect critical root zone, the requirement of an ISA certified arborist and certified tree workers to maintain tree vigor and canopy, tree replacement ratios, and long term maintenance requirements consistent with the policies in the Conservation Element. The City is in the process of preparing an Urban Forest Management Plan, per City Council instruction on August 19, 2008.

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 2007-08: The Hazards Overlay will be prepared with the zoning code update in the 2009-2010 timeframe.

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 2007-08: The San Jose Creek Capacity Improvement Project was initiated by Resolution in 2007 and is currently underway.

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 2007-08: The annual safety audit has been completed as a component of the Safety, Inspection, Maintenance and Quality Assurance Plan (SIMQAP) for the Ellwood Onshore Facility (EOF) as approved by the System Safety Reliability Review Committee (SSRRC) on October 21st and 22nd of 2008. All audit findings were listed as "low potential for serious personal injury, negative environmental impact, property damage or hazardous materials release" or "housekeeping and other maintenance items."

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 2007-08: On September 17, 2007, the City Council approved the creation of a Public-Private Partnership for Emergency Disaster Preparedness with the Red Cross and the Goleta Valley Chamber of Commerce. Staff proceeded to implement this ongoing effort. Wildland fires in July 2008 prompted coordinated inter-jurisdictional emergency response with Santa Barbara County, City of Santa Barbara, U.S. Forest Service, and State Agencies to address the fire and subsequent flood hazard preparations. The City Council adopted a resolution on September 2, 2008 declaring a local emergency. Part of the declaration was to prepare a response plan that was multi-jurisdictional and multihazard, consistent with the implementation action SE-IA-4.

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 2007-08: The City of Goleta is compliant with Chapter 47 of the California Fire Code (adopted by Ordinance on May 6, 2008) which expands building standards for construction within high fire hazard zones at wildland-urban interface areas.

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 2007-08: The zoning code update is planned for the 2009-2010 timeframe. As a placeholder, the City Council approved a Heritage District, as adopted in the Implementation Plan for the Old Town Redevelopment Program Resolution 08-05 dated June 17, 2008.

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 2007-08: Design review is under the authority of the Goleta Design Review Board under Ordinance No. 2-26 and Resolution No. 07-22. The City has design guidelines for Commercial and Old Town land use designations that were previously adopted upon City incorporation. No specific design guideline update has been completed to date.

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 2007-08: Story poles are informally required for all major discretionary permits. The study of and requirements for story poles and visual simulation procedures are a planned project in the 2009-2010 fiscal year as part of the zoning code update.

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 2007-08: The Design Review Board (DRB) advises staff in the processing of cases including historical structures but a Historic Preservation Board or Committee has not been formed yet. A street tree subcommittee has been formed as part of the Design Review

Board. A partial inventory of historically significant trees, a complete street tree inventory, and a near complete park tree inventory has been conducted.

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 2007-08: On January 16, 2007, the City Council awarded a contract to MuniFinancial to develop an impact fee study, consistent with Assembly Bill 1600. The AB 1600 Study is in progress with completion expected in Spring 2009. Interim fees are collected for projects and were recently updated by Council Resolution 08-62 on November 18, 2008.

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 2007-08: The maintenance of a Capital Improvement Program and budget is an ongoing activity of the Capital Program division of the Community Service Department. The fifth phase of the five-year strategy to improve the City's eighty-six mile street network was completed in FY 2007-08. The City has invested over \$15 million in improvements to its streets and sidewalks as part of the Street Improvement and Reinvestment Program.

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 2007-08: Street engineering design standards were adopted upon City incorporation using the County of Santa Barbara standards. Nothing specific has been developed beyond these 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 2007-08: Regarding school zones in residential areas, after the double-line school zone 3-year term expired in 2006, the City of Goleta worked with the State Assembly towards the passage AB 321. With the passage of AB 321 speeds are reduced within school zones from 25 mph to 15 mph (500 yards from the school property) when children are present. Goleta was the first city to adopt AB 321 (City Council Resolution 07-65 dated December 17, 2007) and have signs in place to indicate the reduced speeds.

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 2007-08: No action to date.

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 2007-08: A City of Goleta Bicycle Transportation Plan that addresses Section 891.2 of the California Streets and Highways Code was adopted in 2004 and is valid for five years. Implementation of this 5-year plan is in progress.

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 2007-08: On January 16, 2007, the City Council awarded a contract to MuniFinancial to develop an impact fee study, consistent with Assembly Bill 1600. The AB

1600 Study is in progress with completion expected in Spring 2009. Interim fees are collected for projects. The interim fees were recently updated by Council Resolution 08-62 on November 18, 2008.

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 2007-08: The maintenance of a Capital Improvement Program and budget is an ongoing activity of the City of Goleta Community Services Department. The CIP budget is approved annually by resolution (Resolution 07-51 November 19, 2007; Resolution 08-05 February 19, 2008).

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 2007-08: No action to date.

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 2007-08: No action to date.

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 2007-08: The Sheriff's Department and the City's Code Enforcement Officer respond to noise complaints and track them along with other complaints in the Customer Service Request Database.

3.9 Housing Element

IP-1A Require Nondiscrimination Clauses. Continue to provide nondiscrimination sections in rental agreements and deed restrictions for housing, including Below Market Rate (BMR) housing, units subject to City-required Affordability Agreements, or Development and Disposition Agreements and Owner Participation Agreements when there is Redevelopment Agency (RDA) participation.

Summary 2007-08: No action to date.

IP-1B Respond to Complaints. Refer discrimination complaints to the appropriate legal service, county, or state agency. If mediation fails and enforcement is necessary, refer tenants to the state Department of Fair Employment and Housing or HUD, depending on the nature of the complaint.

Summary 2007-08: No action to date.

IP-1C Undertake Actions to Prevent Discrimination. Facilitate fair and equal housing opportunity by designating a City Equal Opportunity Coordinator with responsibility to investigate and deal appropriately with complaints. Undertake activities to broaden local knowledge of fair housing laws through actions identified in IP-2D.

Summary 2007-08: No action to date.

IP-1D Adopt a Source of Income Antidiscrimination Ordinance. Adopt an Antidiscrimination Ordinance to prohibit discrimination based on the source of a person's income or based on the use of housing subsidies, including Section 8 and other rental assistance programs.

Summary 2007-08: No action to date.

IP-2A Conduct an Annual Housing Element Review. Provide an annual assessment of Housing Element implementation, with opportunities for public input and discussion. This report shall be prepared in conjunction with state requirements, at Government Code Section 65400, for an annual report to the City Council, the Office of Planning and Research, and the Department of Housing and Community Development on the status of the General Plan and progress in its implementation, including progress in meeting Goleta's share of the regional housing need.

Summary 2007-08: The City held two workshops in 2007 (September 20 and October 5) and two workshops in 2008 (February 25 and April 1) to solicit stakeholders' priorities and concerns regarding the Housing Element policies and programs. On April 1, 2008, the City Council provided staff with feedback regarding key Housing Element issues to address in the Housing Element update. Per Council direction, staff retained EPS, Inc. to assist with a pro-forma analysis of a range of inclusionary rates for affordable housing. On August 21, 2008, the State submitted the Regional Housing Needs Allocation to the City, triggering the requirement for the Housing Element update by August 31, 2009. This effort is underway.

IP-2B Periodic Updates of the Housing Element. Undertake Housing Element updates as needed, including an update to occur no later than the next RHNA cycle, expected by June 2009, in accordance with requirements of state law.

Summary 2007-08: The City held two workshops in 2007 (September 20 and October 5) and two workshops in 2008 (February 25 and April 1) to solicit stakeholders' priorities and concerns regarding the Housing Element policies and programs. On April 1, 2008, the City Council provided staff with feedback regarding key Housing Element issues to address in the Housing Element update. Per Council direction, staff retained EPS, Inc. to assist with a pro-forma analysis of a range of inclusionary rates for affordable housing. On August 21, 2008, the State submitted the Regional Housing Needs Allocation to the City, triggering the requirement for the Housing Element update by August 31, 2009. This effort is underway.

IP-2C Prepare Information and Conduct Community Outreach Activities on Housing Issues. Coordinate with local businesses, housing advocacy groups, and neighborhood groups and participate in building public understanding of housing programs and needs. Topics and activities may include the following:

Topics

- a. Housing needs.
- b. Housing programs (second units, rental assistance, rental mediation, energy assistance and rehabilitation loans, etc.).
- c. Strategies and programs for the Housing Set Aside by the RDA.
- d. Fair housing laws.

Activities

- a. Provide written material at public locations (including social service centers and public transit locations, where feasible) and on the City's web site.
- b. Provide information to real estate professionals, property owners, and tenants on their rights and responsibilities and the resources available to address fair housing issues.
- c. Work with local nonprofit and service organizations to distribute information to the public.
- d. Provide public information through articles in the local newspaper and cable TV public service announcements.
- e. Work with other public agencies, businesses, and community groups to identify affordable and special needs housing opportunities.
- f. Fair housing in-service training, press releases, direct contact with interest groups, and posting of fair housing laws, contacts, and phone numbers.

Summary 2007-08: The City held two workshops in 2007 (September 20 and October 5) and two workshops in 2008 (February 25 and April 1) to solicit stakeholders' priorities and concerns regarding the Housing Element policies and programs. On April 1, 2008, the City Council provided staff with feedback regarding key Housing Element issues to address in the Housing Element update. In an effort to address housing needs, programs, and outreach, members of the City Council, supported by staff, are part of the joint South Coast Affordable Housing Task Group, South Coast Affordable Housing Committee, and Santa Barbara County Association of Governments.

IP-2D Collaborate on Interjurisdictional Actions for Housing. Coordinate and collaborate with other agencies, when possible, to efficiently and effectively respond to housing needs in the south coast area.

Summary 2007-08: On September 17, 2007, the City Council made appointments to the South Coast Affordable Housing Task Force and the Santa Barbara County Ten Year Plan to End Chronic Homelessness Advisory Committee. The SCAH Taskforce meets quarterly and the Committee on Homelessness meets every 1 to 2 months.

On January 15, 2008, the Council adopted a Memorandum of Understanding (MOU) by the Joint Affordable Housing Task Group (Goleta, City of Santa Barbara and County) that expresses the principles of cooperation in the application of resources to facilitate the creation of additional affordable housing on the South Coast. On December 16, 2008, the City Council updated representation on the committees.

IP-2E Undertake Coordinated Advocacy Efforts on State Legislation. Identify and advocate regarding possible changes to state law or other legislation that would help to effectively implement local housing solutions and achieve local housing goals.

Summary 2007-08: The City of Goleta, led by the City Council, participates on the League of California Cities. The League's policy-making process allows the issues facing California cities to be debated and the organization's policy directions to be established. Close to 400 city officials serve on the League's policy committees. The committees meet four times each year. Housing is a major policy issue that is addressed by the League. The City of Goleta representatives form strong leadership in the advocacy of possible changes to law and legislation that would enable more effective local housing solutions.

IP-3A Commercial/Housing Nexus Study and Impact Fees. Determine appropriate and possible contributions for affordable housing from nonresidential uses and document the relationship between job growth and affordable housing needs of various types of development. Adopt an affordable housing impact fee requirement for new nonresidential development.

Summary 2007-08: Affordable housing requirements from nonresidential uses are currently fulfilled through administrative/policy requirements. For example, the City of Goleta recently applied a \$5.20 per square foot charge as part of a new hotel project approval to address affordable housing requirements (see Marriott Hotel Project November 18, 2008). The City considers impact fee requirements for new nonresidential development on a case-by-case basis because site circumstances vary greatly on the few remaining vacant parcels left in the City.

IP-3B Adopt a Jobs/Housing Linkage Program. Adopt a Jobs/Housing Linkage Ordinance with consideration of the following:

- a. Set exaction requirements for dwelling units and in-lieu fees based on empirical evidence to comply with applicable legal tests.
- b. Establish a ratio of affordable housing units required to be included with proposed nonresidential development (hotels, multimedia centers, retail, office, other commercial or industrial buildings), if feasible. Options to satisfy

the requirement may include, but are not limited to, construction of housing units on-site, construction of housing units off-site, subsidizing employee mortgages or rents, and payment of an impact fee for affordable housing production.

- c. Deposit the payment of impact fees (based on a dollar amount per square foot of office, commercial, and industrial building development) into a housing trust fund.

Summary 2007-08: No action to date. A Jobs/Housing Linkage Program will be developed as part of the preparation of the new zoning code in the 2009-2010 timeframe.

IP-3C Housing Opportunities for Existing and New Employees. Work with local school districts, public agencies, and businesses to identify opportunities for assisting their employees to find needed housing, such as employer-assisted development of new housing units, mortgage buy-downs or subsidies, rent subsidies, etc. 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 opportunities.

Summary 2007-08: The City of Goleta considered the development of an employee housing program for City staff. A survey of staff housing needs was conducted and approved by the City Council on March 5, 2007.

IP-3D Provide Zoning for Live/Work Opportunities. Review implementation of live/work and home occupation provisions in the new zoning ordinance to ensure effective standards for home occupations and live/work projects are provided in appropriate locations.

Summary 2007-08: No action to date.

IP-4A Encourage Cooperative and Similar Collaborative Housing Development. Work with developers and nonprofit housing organizations to provide housing using a cooperative model or similar approaches that feature housing units clustered around a common area and shared kitchen, dining, laundry, day care, and other facilities.

Summary 2007-08: The City continues to work with developers and nonprofit groups to provide collaborative housing. An example of one such project is the Housing Authority funded Braddock House. This special need residential project was approved by the City Council on March 19, 2007.

IP-4B Provide Appropriate Zoning and Development Standards for Single Room Occupancy Units and Efficiency Apartments. Establish opportunities for development of Single Room Occupancy (SRO) units and small efficiency apartments in appropriate locations as lower cost rental alternatives for single-person households. SRO rooms are, by definition, designed for occupancy by no more than one person and are usually very small, between 80 and 200 square feet, typically including a sink and a closet but possibly sharing bathroom and shower facilities with other SRO units. Review and revise zoning regulations to allow SRO units and efficiency apartments in appropriate multifamily and mixed-use areas. This may include:

- a. Evaluate and provide appropriate parking, development, management, and other standards and modify per-unit impact fees as appropriate in recognition of the small size and low impacts of SRO units.
- b. Expand the types of SRO development that may be permitted (e.g., not limited to very low- and low-income persons).
- c. Consider zoning provisions to encourage SRO and studio apartments through the use of density bonus provisions or other provisions that may equate SRO units or studio apartments on a 2-to-1 basis with two bedroom apartments.
- d. Require deed restrictions to limit occupancy to one person per unit as a condition of approval of SRO projects in order to ensure that the standards and impact fees for such units will not result in unanticipated and/or unmitigated impacts.

Summary 2007-08: Specific standards related to SRO units will be prepared at the time of the zoning code update in the 2009-2010 timeframe.

IP-4C Review Accessory Dwelling Unit Development Standards and Permit Process.

Continue to allow accessory dwelling units and review and modify the following accessory dwelling unit development requirements to be consistent with recent changes to state law, including Assembly Bill (AB) 1866:

- 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.
- b. Require design review for second units. Continue to provide appropriate noticing and early neighborhood involvement in the permitting process.
- c. Continue to maintain a tiered impact fee structure that provides lower impact fees for accessory dwelling units commensurate with their small size and estimated level of impacts and encourage the creation of accessory units, particularly where the owner executes a BMR agreement on the unit.

Summary 2007-08: The City continues to allow accessory dwelling units consistent with City Ordinance 03-07, in compliance with Assembly Bill 1866. A tiered impact fee structure is maintained on a normative basis, consistent with IP-4C.

IP-5A Encourage Good Neighborhood Relations Involving Emergency Shelters and Residential Care Facilities. Encourage positive relations between neighborhoods and providers of emergency shelters and residential care facilities. Establish guidelines that would consider the following:

- a. Designation of a staff person from the provider agency to be a contact person with the community to respond to questions, concerns, or comments from the neighborhood.
- b. Outreach programs, such as designation of a member of the local neighborhood to the facility’s board of directors, or establishment of an advisory committee.

- c. Encouragement for neighbors of emergency shelters, transitional housing programs, and community care facilities to provide a neighborly and hospitable environment for such facilities and their residents.

Summary 2007-08: As a member of the South Coast Homeless Advisory Committee, the City of Goleta is working to locate and fund shelters to meet the needs of the community. The City of Goleta anticipates greater effort in emergency shelter and residential care facility establishment in fiscal year 2009-2010.

IP-5B Adopt a Reasonable Accommodation Ordinance. The City will include in its new zoning ordinance a procedure for individuals with disabilities to request reasonable accommodation in the application of the City's land use and zoning regulations, standards, policies, practices, and procedures and establish criteria to be used to ensure prompt, fair, and efficient handling of such requests in accordance with the reasonable accommodation mandate of fair housing laws.

Summary 2007-08: A Reasonable Accommodation Ordinance will be prepared at the time of the zoning code update in the 2009-2010 timeframe.

IP-5C Adaptable Units for the Disabled. The City will ensure that new multifamily housing developments include units that can be adapted for use by disabled residents.

Summary 2007-08: No action to date.

IP-5D Assist in the Effective Use of Available Rental Assistance Programs. Develop and implement measures to make full use of available rental assistance programs. Actions include:

- a. Encouraging owners of apartment units to accept Section 8 vouchers.
- b. Maintaining descriptions of current programs and contacts to hand out to interested persons.
- c. Coordinate with the Housing Authority on rental housing assistance programs.

Summary 2007-08: The City works with the Santa Barbara Housing Authority to implement rental housing assistance programs.

IP-5E Maintain Programs to Address Homeless Needs. Continue to support training and educational services and support the Continuum of Care.

Summary 2007-08: On June 18, 2007, the City Council made appointments to the Santa Barbara County Ten Year Plan to End Chronic Homelessness Advisory Committee. This advisory group meets quarterly. City elected official appointees, supported by staff, participate regularly on this committee in an attempt to both better understand existing homeless conditions and identify strategies to address needs.

IP-5F Investigate the Feasibility of Homesharing and Tenant Matching Opportunities. Evaluate, in collaboration with other agencies, opportunities for establishing a homesharing/tenant matching program linking seniors and small households with potential boarders to more efficiently use the existing housing stock.

Summary 2007-08: No action to date.

IP-5G Farmworker Housing. Include provisions in the City's new zoning ordinance to allow development of farmworker housing on-site in areas zoned for agriculture. Such housing shall be limited to the number of units necessary for workers employed on the specific site.

Summary 2007-08: Provisions for farmworker housing standards will be established when the City prepares the new zoning code in the 2009-2010 timeframe. Regardless of the zoning code update, farmworker housing is allowed in agriculturally-designated land uses, consistent with Table 2-4 of the Land Use Element. This Implementation Program was effectuated through the approval of Resolution 08-27 allowing for a farm labor camp at the Fairview Gardens. Five yurts are included as part of this project.

IP-6A Rezone Vacant Sites for Housing. Rezone vacant nonresidential sites to residential and increase densities on certain residential sites as shown in Table 10A-17 and Figure 10A-3 in the technical appendix.

Summary 2007-08: Concurrent with the adoption of the General Plan on October 2, 2006, the City Council adopted an ordinance to rezone mid-Hollister parcels (Sites 20, 21, 24, 25, and 26) from Industrial Research Park (M-RP) to Design Residential 20 units/acre (DR-20).

IP-6B Zoning Amendment to Enable Mixed-Use Development. The City's new zoning ordinance shall establish zoning districts to implement the Old Town Commercial, Community Commercial, and Office and Institutional use categories and allow and provide incentives for residential use in those zones at densities of up to 20 units per acre.

Summary 2007-08: Provisions to enable mixed-use development in Old Town will be detailed when the City prepares the new zoning code scheduled for the 2009-2010 timeframe. Regardless of the zoning code update, mixed use development is supported, consistent with the standards set forth in Tables 2-1 through 2-4 in the Land Use Element.

IP-6C Encourage Redevelopment of Nonresidential Sites to Include Residential Uses. Establish mixed-use incentives and zoning to allow for development of residential units at potential redevelopment sites identified in Table 10A-19 and Figure 10A-3 in the technical appendix at densities of up to 20 units per acre.

Summary 2007-08: Provisions to encourage redevelopment of nonresidential sites to include residential uses (mixed use) will be detailed when the City prepares the new zoning code scheduled for the 2009-2010 timeframe. Regardless of the zoning code update, mixed use development is supported, consistent with the standards set forth in Tables 2-1 through 2-4 in the Land Use Element.

IP-6D Consider School Property for Housing. Actively work with school districts and neighborhood groups to develop surplus or underdeveloped school property or portions of active school sites for affordable housing for teachers and other school personnel.

Summary 2007-08: No action to date.

IP-6E Modify Multifamily Zoning Standards. Review and amend multifamily residential standards and procedures in order to ensure protection of multifamily housing sites. Zoning ordinance revisions may include:

- a. Requirements for minimum densities to be built to ensure that medium- and higher density multifamily sites are not developed with lower density housing unless it is determined that physical or environmental constraints will preclude achievement of the minimum density.
- b. Requirements that initial phases of a phased development plan do not prevent subsequent development of the site to at least its minimum density.
- c. Incentives to support well-designed multifamily housing at the middle to high end of the density range of General Plan densities.
- d. Listing of multifamily housing as a permitted use in multifamily zones, subject to design review and other applicable development permits and approvals.
- e. Incorporation of the increased floor area ratios (FARs) as set forth in the Land Use Element to encourage higher density housing in Old Town Commercial, Community Commercial, and Office and Institutional use categories where possible (e.g., where parks and other services would be adequate and/or near transit stops and other services).
- f. Improve the Planned Residential and/or Design Residential zoning district regulations in order to allow flexibility in applying development standards, encourage clustering, and achieve the designated densities, particularly where a greater number of affordable units can be achieved.
- g. Allow density standards to be applied on a gross rather than net acre basis, with the exception that land areas within a public right-of-way shall not be included in density calculations.

Summary 2007-08: No action to date.

IP-6F Adopt Standards for Transit-Oriented Development. In coordination with regional transportation planning activities, consider the following criteria for Transit-Oriented Development (TOD) on sites designated Medium-Density Residential near the Hollister Avenue transit corridor:

- a. Neighborhood serving commercial uses shall be provided within the development or at nearby locations.
- b. Potential impacts, including, but not limited to, traffic and parking, shall be mitigated.
- c. Required affordable inclusionary units shall be provided within the development or at an alternative site along the transit corridor.
- d. The development shall provide an excellent, high-quality design that is compatible with the surrounding neighborhood, incorporating attractive and usable common/open areas, including any dedication of public parkland shown in the Park Plan.

- e. The development plan shall incorporate transit improvements, such as bus shelters and turnouts or other transit improvements, as appropriate and feasible for the site.
- f. The development plan shall incorporate pedestrian and bicycle facilities, including, but not limited to, sidewalks, benches, bicycle racks, and bicycle storage areas.

Summary 2007-08: No action to date.

IP-7A Amend the Zoning Ordinance to Allow Mixed-Use Development. Include residential use as an allowable use in the zoning districts applicable to lands designated in the Old Town Commercial, Community Commercial, and Office and Institutional land use categories by the Land Use Plan map.

Summary 2007-08: Provisions to allow mixed use will be detailed when the City prepares the new zoning code scheduled for the 2009-2010 timeframe. Regardless of the zoning code update, mixed use development is allowed, consistent with the standards set forth in Tables 2-1 through 2-4 in the Land Use Element.

IP-7B Encourage Affordable Housing in Mixed-Use Development. Make affordable housing development more feasible in mixed-use zones through establishment of procedures in the new zoning ordinance to allow consideration of requests for appropriate modifications of development standards and/or other incentives.

Summary 2007-08: Provisions to encourage affordable housing will be detailed when the City prepares the new zoning code scheduled for the 2009-2010 timeframe. Regardless of the zoning code update, affordable housing and related incentives are supported through the applicable Housing Element policies (e.g. Policy HE 10).

IP-8A Link Code Enforcement with Public Information Programs. Implement housing, building, and fire code enforcement to ensure compliance with basic health and safety building standards and provide information about rehabilitation loan programs for use by qualifying property owners who are cited. In particular, contact owners of structures that appear to be in declining or substandard condition, offer inspection services, and advertise and promote programs that will assist in funding.

Summary 2007-08: The City code enforcement officer and building official enforce related standards. Rehabilitation loans are advertised for and issued in the Old Town Redevelopment Area, consistent with Resolution 06-06 (September 2006). Rehabilitation loans are provided to assist low and moderate income residents to upgrade housing quality and enhance health and safety. Twenty (20) loans were issued in the two year reporting period. Code enforcement and inspection is typically complaint driven unless there is an observed public health and safety risk.

IP-8B Implement Rehabilitation and Energy Loan Programs. Coordinate with Southern California Edison to make available information on loan programs to eligible owner and renter households.

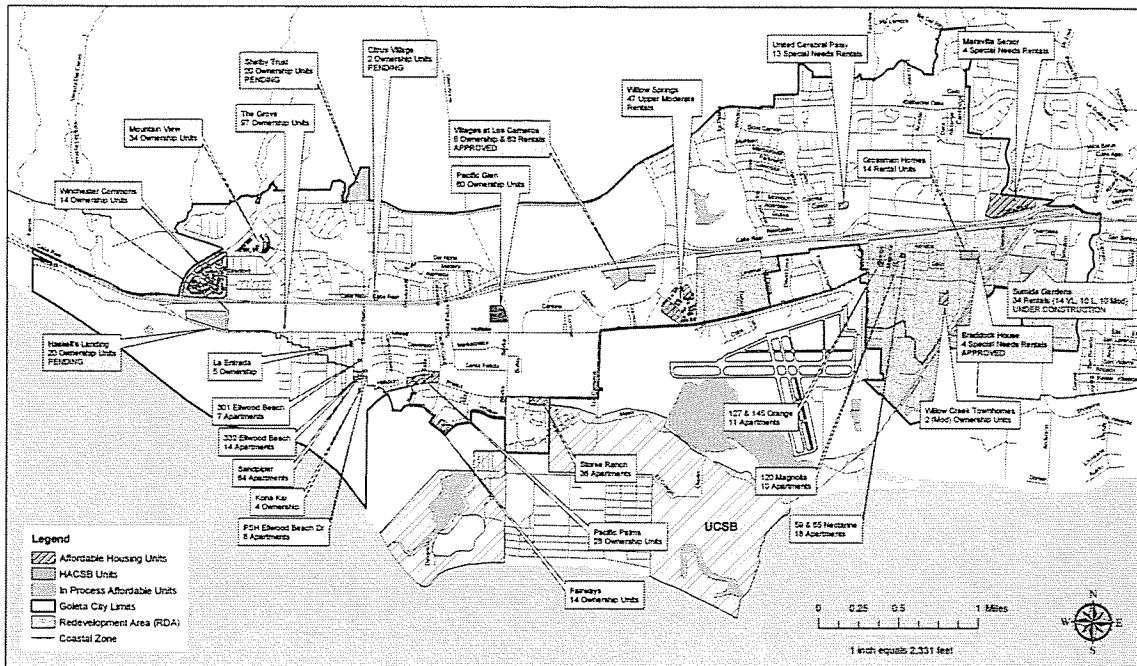
Summary 2007-08: The Public information Officer has publicized rebate and loan programs on our Cox Cable Public Affairs TV channel throughout the 2007-2008 reporting period.

IP-8C Adopt New Condominium Conversion Ordinance. The City shall adopt new condominium conversion regulations as part of its new zoning code and/or subdivision code. The regulations shall prohibit conversions unless evidence is provided that the vacancy rate in the rental sector of the housing market has averaged 5 percent or greater during the preceding 3-year period. The following provisions shall be included within the City's new condominium conversion ordinance(s): (1) exemptions for limited-equity residential cooperatives that provide long-term affordability for very low- or low-income households; (2) requirements for relocation assistance when units are converted; (3) first right of refusal of purchase of units by occupants; (4) requirements for a percentage of units, consistent with the Inclusionary Housing Policy of Policy HE 11, to be set aside at prices affordable to very low- to moderate-income households; and (5) requirements for recordation of an Agreement to Provide Affordable Housing and deed restrictions that include implementation of resale controls and/or equity sharing.

Summary 2007-08: A new Condominium Conversion Ordinance will be prepared with the zoning code update scheduled for the 2009-2010 timeframe. Regardless of the zoning code update, the City Council annually considers the issue of condominium conversion through a temporary moratorium on conversions established on July 16, 2007 and extended on June 3, 2008.

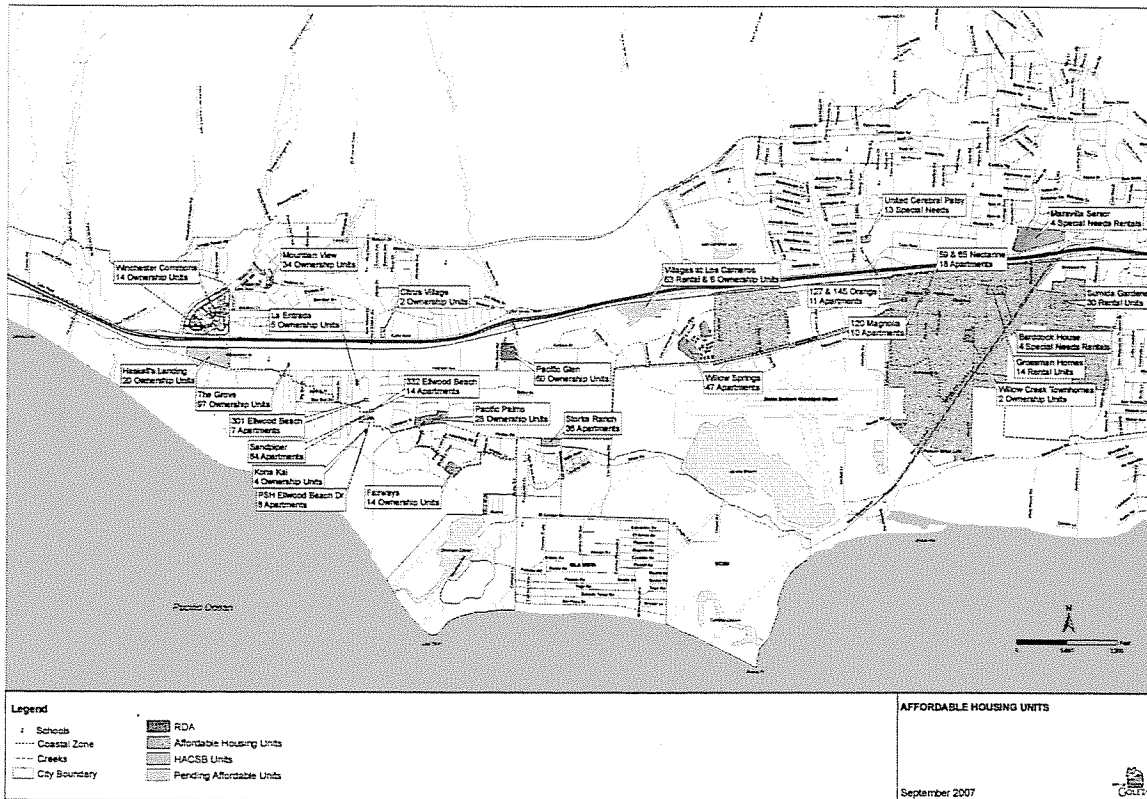
IP-8D Inventory and Monitor Affordable Housing. The City will maintain an up-to-date inventory of affordable housing subject to recorded affordability agreements and/or covenants and information regarding rental unit vacancy rates and affordable for-sale assistance programs. The City will establish an ongoing program to monitor compliance with affordability covenants and/or regulatory agreements to provide affordable housing. As needed, the City will work with the property owners and/or other parties to ensure that affordable units are conserved as part of Goleta's affordable housing stock.

Summary 2007-08: Most of the affordable housing in Goleta was established pre-cityhood. As such, covenants were created, similar to a contractual agreement, establishing a long term lock between the County of Santa Barbara and the lease holder or owner. The County works with the City to provide status updates on the monitoring effort, including a site map, unit addresses, assessor's parcel information and the copies of recorded restrictive covenants. Where affordable housing was created after incorporation, the City defers monitoring to a third party specialty firm, with City oversight for general compliance. In any event, the City maintains a general inventory. A 2007 and 2008 inventory of affordable units is provided in the attached two maps respectively.



City of Goleta, California
Affordable Housing Units

September 2008



September 2007

IP-8E Assist in Acquisition of Existing Affordable Rental Housing. The City will 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 be limited to, (1) contact with nonprofits, (2) identification of possible support necessary to obtain funding commitments from governmental programs and nongovernmental grants, (3) assistance in permit processing, (4) possible waiver of fees, and (5) possible use of local affordable housing funds when available.

Summary 2007-08: No action to date.

IP-8F Support Volunteer Efforts for Housing Maintenance and Repair. The City will support community service clubs and organizations that are interested in establishing a volunteer labor-assistance housing improvement program for homeowners physically or financially unable to maintain or repair their properties.

Summary 2007-08: No action to date.

IP-8G Mobile Home Park Ownership Opportunities. Investigate and, as determined appropriate, implement ways to allow mobile home park ownership opportunities while preventing displacement of existing residents, including, but not limited to, maintaining separate zoning districts for mobile home parks, establishing an assessment district to pay for any necessary off-site 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 2007-08: The City has taken a multi-lateral approach to making mobile home park tenant space ownership a reality, if so desired. Using a combination of planning, contractual and financing mechanisms, the City is actively engaged in working with park tenants and park owners to prevent displacement of mobile home park households from all income categories. The City combines the processing of a Subdivision Tract Map for creation of sale lots with a Development Plan and a Development Agreement, so as to lock-in negotiated sales price reductions, financing incentives, below-market affordable rental rates for those tenants who choose not to purchase their space, caps on rent escalation, and extended length of terms in these and other categories.

IP-8H Regulate Displacement of Residential Units. Amend the zoning ordinance to regulate the removal or displacement of residential units.

Summary 2007-08: No action to date.

IP-8I Impact Fees for Mobile Home Parks. Continue to provide a tiered impact fee structure that has lower 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 2007-08: The City applies a fee reduction policy for beneficial projects, including multifamily units and mobile homes, consistent with IP-8I.

IP-8J Housing Rehabilitation Program. The City, in conjunction with the Redevelopment Agency, shall consider establishing a housing rehabilitation and home repair program. Funding may be from the 20 percent Housing Set-Aside fund and/or from grants.

Summary 2007-08: The Redevelopment Agency has implemented a subsidized housing rehabilitation program for residents within the Redevelopment area. Eight units designated for very low, low and moderate income households have directly benefited from Low and Moderate Income Housing Fund (LMIHF) expenditures for maintenance and repairs.

IP-9A Prepare Residential Design Guidelines. Implement the Design Review process and prepare design guidelines/criteria that will establish effective, consistent development review factors for use by applicants, the community, staff, and decision makers in the review of housing proposals.

Summary 2007-08: The City Council periodically reviews and updates the Design Review process. On January 16, 2007, the City Council and Design Review Board held a study session to review design review procedures. On March 19, 2007, the Council provided direction on planning processes. On May 21, 2007, the City Council, via Resolution 07-22, amended the Design Review Board Bylaws. The City has design guidelines for Commercial and Old Town land use designations that were previously adopted upon City incorporation. No specific design guideline update has been completed to date.

IP-9B Promote Solar Design. Develop design standards adapted to Goleta's climate relating to solar orientation, including lot layout for subdivisions, location and orientation of new structures, landscaping, fences, and impervious surfaces to conserve energy.

Summary 2007-08: No action to date.

IP-9C Establish "Green" Building Standards and Processes. Adopt a "Green Building Program" to encourage the use of green building materials and energy conservation measures in new construction.

Summary 2007-08: The City of Goleta is encouraging compliance with the (SB 1473) State Green Building Code prior to its mandated date of 2010. The City will adopt its own set of green building standards for new and remodeled buildings before January 2010. On June 17, 2008, the City Council voted to become signatory partners to the Santa Barbara County Green Business Program.

IP-10A Implement Actions to Address Remaining Very Low, Low-, and Moderate-Income Housing Need. Work with developers, nonprofit organizations, other agencies, and the community to address a portion of Goleta's remaining very low-, low-, and moderate-income housing need by offering incentives such as density bonuses, options for clustering units, options for allowing developers to set aside land for affordable housing as an alternative to inclusionary requirements, second units, use of Redevelopment Agency

Housing Set-Aside or in-lieu housing funds, fast-track processing, and reduced fees as appropriate to the development of the site.

Time period/target: 2006 to 2009 (includes Programs 6.A–F for New Housing; Programs 7.A–B for Mixed Use; Programs 10.A–G for Affordable Housing; and Program 11.A, Inclusionary Housing); 22 very low-income units, 30 low-income units, 75 moderate-income units, and 105 above-moderate-income units provided by 2009

Responsible parties: Residential Developers, Nonprofit Organizations, Redevelopment and Neighborhood Services Development, and Planning and Environmental Services Department

Summary 2007-08: The WillowCreek Townhomes project was completed in 2007, including 2 moderate income ownership units. The Sumida Gardens 200 unit apartment project was permitted and grading was initiated in 2008. Sumida Gardens will include 34 affordable units. The Village at Los Carneros was approved in 2008 and includes 63 very-low-income rental units and 6 workforce ownership units. Several other projects that include affordable units are under review pending approval.

IP-10B Implement Redevelopment Agency Housing Programs. Continue to encourage the development of affordable housing by providing technical and financial assistance to reduce the cost of housing. Use the unique powers and resources of the City's Redevelopment Agency to meet the City's housing needs, especially the remaining very low- and low-income household needs.

Summary 2007-08: The Redevelopment Agency Annual Report was approved by the City Council on January 15, 2008 and lists local and external sources of housing funds with disbursement opportunities. Rehabilitation loans are advertised for and issued in the Old Town Redevelopment Area, consistent with Resolution 06-06 (September 2006). Rehabilitation loans are provided to assist low and moderate income residents to upgrade housing quality and enhance health and safety. Twenty (20) loans were issued in the two year reporting period.

IP-10C State Density Bonus Law. Incorporate the requirements of State Density Bonus law into the new zoning ordinance.

Summary 2007-08: Adhering to State Density Bonus law is specified in the General Plan, but not yet in the Zoning Ordinance which is still pending revision.

IP-10D Apply Density Bonus Zoning and Related Incentives. Administer the zoning ordinance provisions to encourage an increase in the supply of well-designed housing for very low-, low-, and moderate-income households. Evaluate the following:

- a. Consider requests by applicants for density bonuses and related incentives or concessions pursuant to the new zoning ordinance and consistent with state law.
- b. Maintain a tiered impact fee structure that correlates the amount of fees with the level of impacts of housing projects, including projects that have lower impacts and are more likely to be affordable by virtue of design

characteristics, such as small-sized units. Consider methods to allow deferred payment of fees for affordable rental housing, and encourage other agencies to provide similar mechanisms.

- c. Establish "fast track" processing procedures in the new zoning code, California Environmental Quality Act (CEQA) processing efficiencies, and other mechanisms to fit with funding requirements and encourage desirable affordable housing projects that have a significant portion of their total floor area committed to affordable housing. Consider opportunities to streamline environmental review for individual residential projects, such as preparation of specific plans and specific plan EIRs, particularly in the North Willow Springs and mid-Hollister areas.

Summary 2007-08: Adhering to State Density Bonus law is specified in the General Plan, but not yet in the Zoning Ordinance which is still pending revision.

IP-10E Water and Sewer Fees. Work with the water and sanitary districts to identify possible reductions, deferred payments, or waivers of some fees for water and sewer hook-ups for affordable housing for very low-income households.

Summary 2007-08: No action to date.

IP-10F Implement 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 2007-08: The City participated with the County, City of Santa Barbara, and City of Carpinteria to encourage a Transfer of Development Rights program for a housing project proposal along the Gaviota Coast located to the north of the City of Goleta. The City initiated and adopted an amendment to the General Plan (see Track 2 Amendments in Section 2 of this report) to allow for out of City transfers in an effort to encourage a transfer.

IP-10G Study Parking Standards. Evaluate and possibly modify parking standards, while avoiding impacts on other developed areas, based on the most recent empirical studies and other analyses to facilitate affordable housing development. The options to be evaluated may include, but are not limited to, the following:

- a. Multifamily parking requirements.
- b. Opportunities for shared parking for mixed-use developments.
- c. Parking requirements for projects located near transit stops on the Hollister Avenue corridor.
- d. Parking requirements for small-sized units, including SRO and accessory dwelling units.
- e. Allowances for the establishment of a landscaped parking reserve that is designated for parking if needed in the future.
- f. Evaluation of opportunities for underground parking and auto sharing.

- g. 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.

Summary 2007-08: No action to date.

IP-11A Prepare Inclusionary Housing Regulations in the New Zoning Code. Establish specific standards and requirements for inclusionary housing in the zoning ordinance, including standards and requirements for qualifying projects, specific affordability levels of the inclusionary units, in-lieu fee amounts, management of the units, standard agreements and covenant documents, etc.

Summary 2007-08: Inclusionary housing regulations will be established in the zoning code update in the 2009-2010 timeframe. General Plan Housing Element inclusionary standards are enforced regardless of a zoning code update.

IP-11B Monitoring and Long-Term Affordability. Establish appropriate management approaches for all affordable housing agreements in order to ensure compliance with affordability restrictions, implement resale and rental regulations for low- and moderate-income units, and ensure that these units remain at an affordable price level.

Summary 2007-08: Affordable housing units are monitored as part of the residential development deeds and covenants, usually with a third party non-profit like People's Self Help. Most of the affordable housing in Goleta was established pre-cityhood. As such, covenants were created, similar to a contractual agreement, establishing a long term lock between the County of Santa Barbara and the lease holder or owner. The County works with the City to provide status updates on the monitoring effort, including a site map, unit addresses, assessor's parcel information and the copies of recorded restrictive covenants. Where affordable housing was created after incorporation, the City defers monitoring to a third party specialty firm, with City oversight for general compliance.

IP-12A Maintain and Develop Local Sources of Funding for Affordable Housing. Develop ongoing local sources of funding to support affordable housing, including consideration of:

- a. Updating in-lieu fee payments under inclusionary requirements for residential development.
- b. Adopting affordable housing impact fee requirements for nonresidential development.
- c. Acceptance of voluntary donations, grants, and matching funds.
- d. Land acquisition or donation and land banking.
- e. Working with special districts that serve Goleta to provide a reduction(s) in connection fees for deed-restricted affordable very low-income units.

Summary 2007-08: The City of Goleta has held meetings with the Santa Barbara Housing Trust Fund to explore sources for local funding to aid in the development of affordable housing.

IP-12B Outside Funding Resources. Seek matching grant funds to leverage the City's affordable housing funds for specific projects and programs (such as mortgage buy-downs, etc.). Potential sources of funding include, but are not limited to:

- a. CDBG/HOME.
- b. Applications for mortgage revenue bonds and/or mortgage credit certificates.
- c. Affordable Housing Trust Fund.
- d. Tax credit allocation.
- e. Proposition 46 funding.

Summary 2007-08: The City seeks grant funds for affordable housing. In the 2007-2008 time frame, the City leveraged \$756,000 of HOME Funding. \$630,000 has been reserved for Sumida Gardens and \$50,000 has been reserved for Braddock House (SB County Housing Authority).

IP-12C Coordinate Funding among Development Proposals. The City will pursue and/or participate in efforts to ensure adequate coordination between jurisdictions and development proposals so that local projects are competitive for outside funding sources and resources are used in the most effective manner possible.

Summary 2007-08: No action to date.

IP-12D Prepare Comprehensive Affordable Housing Finance Plan. The City will prepare a comprehensive plan 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 2007-08: The Redevelopment Agency Annual Report was approved by the City Council on January 15, 2008 and lists local and external sources of housing funds with disbursement opportunities.

3.10 Housing Element Tables

State law requires the General Plan progress report to include the progress in meeting its share of regional housing needs for monitoring the success of implementing the Housing Element. The Housing Element must be updated before August 31, 2009 to include the current regional housing needs numbers. As such, a series of tables are presented below to document progress towards meeting the regional housing needs allocation and also to identify important residential housing projects that are unbuilt or pending.

Table 1 documents the number and type of residential units built in 2007 and 2008, by development. The income ranges for the units are also provided.

**Table 1
Residential Units Completed in 2007 and 2008**

Year	Development	Location	Number and Type of Units		
			Number	Structure Type	Income Group
2007	Willow Creek Townhomes	345 Kellogg Way	6	Condo/ Townhome	4 at Market 2 at Moderate
2007	Ellwood Beach Dr. Apts.	360 Ellwood Beach Dr.	8	Apartment	8 at Market
2008	Baker Lane	Baker Lane	1	Detached Single Family Dwellings	1 at Market
2008	Willow Creek Townhomes	345 Kellogg Way	31	Condo/ Townhome	31 at Market
2008	The Bluffs at Sandpiper	Western Goleta	11	Detached Single Family Dwellings	11 at Market

AMI = Area Medium Income Moderate Income = 110% AMI

Table 2 documents the built residential units, by income group, in 2007 and 2008. Fourteen were constructed in 2007 and 43 were constructed in 2008.

**Table 2
Total Built Residential Units by Income Group**

	Total Units Added	Very Low	Low	Moderate	Above Moderate
2007 as Built Units	14				14
2008 as Built Units	43			2	41

Note: Compiled from the 2006 Housing Element Technical Appendix Tables, the 2007 and 2008 Department of Finance Housing Unit Changes Survey, the 2008 City of Goleta Cumulative Projects List, and Development Agreements for approved projects.

Definitions

- Very Low = Households earning less than 50 percent of the median household income.
- Moderate = Households earning 80 to 120 percent of the median income.
- Above Moderate = Households earning over 120 percent of the median household income with some restricted cap.

Table 3 compares the housing objective with the housing production. The total units added in 2007 were 45. The total units added in 2008 were 12. The remaining unit need is 1,632.

**Table 3
Housing Objectives Update**

Income Group	2001-2008 Need	Total Units Added Thru 2006	Units Added in 2007	Units Added in 2008	Remaining Unit Need
Very Low	573	26			547
Low	406	7			399
Moderate	334	47	2		285
Above Mod	1,075	619	43	12	401
TOTAL	2,388	699	45	12	1,632

Note: Compiled from the 2006 Housing Element Technical Appendix Tables, the 2007 and 2008 Department of Finance Housing Unit Changes Survey, the 2008 City of Goleta Cumulative Projects List, and Development Agreements for approved projects.

Table 4 lists the development projects of interest that were proposed in the 2007-2008 time period, with the affordability breakdown. Affordability and unit counts are estimated as the projects are pending applications. Multiple rental projects are either under construction, approved, or proposed. Special needs housing, assisted living, farmworker housing and a project with second units were projects of interest in the 2007-2008 time period.

**Table 4
Development Applications of Interest (2007-2008)**

	Total Units Added	Very Low	Low	Moderate	Above Moderate	Market
Under Construction:						
The Bluffs at Sandpiper	17					17
Sumida Gardens ¹	200	14 ¹	10 ¹	10 ¹		166 ¹
Braddock House ²	4					4 ^{2,5}
Approved/Unbuilt:						
The Bluffs at Sandpiper	34					34
Village at Los Carneros	275	63 ¹			6	206
Fairview Gardens ³	5	5 ³				
Robinson LLA	13					13
Quixote Fund (Mathilda)	2			2		
Pending:						
Citrus Village	11			2		9
Islamic Center	1					1
Taylor Parcel Map	3					3 ⁴
Haskell's Landing	101	In-lieu Fee	In-lieu Fee	5	5	91
Mariposa Assisted Living	99					99 ⁵
Shelby Trust	75					75
Willow Springs II	100					100 ¹
Village at Los Carneros II	275	45 ¹				230
Total 2007/2008 =	1,215	127	10	19	11	1,048

Key¹ = Rental housing² = Special needs housing³ = Farmworker housing⁴ = Project includes second units⁵ = Assisted living facility

As shown in Tables 1 and 2, a total of 56 residential units were constructed in the 2007-2008 time period, appearing to marginally meet the housing objectives, as shown in Table 3. It is important to note that the City of Goleta spent considerable time in this reporting period to work with land owners and developers to identify, design, and propose quality projects meeting the City of Goleta's affordable housing inclusionary requirements. Table 4 documents this extensive effort, with 1,215 units either under construction, approved but unbuilt, or pending approval consideration.

3.11 Summary

The General Plan Progress Report for the 2007-2008 reporting period illustrates the maturing of a new city. With the adoption of the General Plan at the end of 2006, this report reflects the first 2 years of its implementation. Significant accomplishments were realized. Additional steps are required to more fully effectuate the General Plan. City staff remains committed to implementing the programs and actions called for in the General Plan as they form the work plan to guide the direction of the departments.

4.0 OTHER ACTIONS

4.1 Land Use Planning Process Improvements

Between December 2006 and March 2007, the City Council and Design Review Board conducted several public study sessions on the land use planning process. The study sessions brought focus upon difficulties encountered in the permitting of small residential projects, both from a technical and a customer service perspective. The information gathered focused on the structure and membership qualifications of design review boards, whether design review is decisional or advisory, their jurisdictional purview, as well as the processes and tools they employ.

The public study sessions also focused on zoning standards, design controls and administrative processes conducted by the Planning & Environmental Services Department. The issues that emerged had more to do with the City's adoption of long-standing County land use regulations, practices and organizational behaviors. While it was necessary to implement the County's regimen of rules and tools for a period of time, the City found itself wanting to invest in home grown measures shaped around Goleta's specific needs and desires. It was broadly acknowledged that the time had come to pull away from the County rules, tools and culture of doing business.

Several responsive actions were taken by the City Council in March 2007, including:

- The composition of the Design Review Board (DRB) was adjusted to seven members, with the majority of the positions designated for licensed professionals (e.g. architects, landscape architects and landscape contractors).
- The point of appeal of DRB decisions was advanced to the preliminary review phase.
- The DRB trigger was adjusted to 750 square feet for single family unit additions.
- The 50% expansion cap was rescinded for single family unit additions.
- The side yard setback on corner lots was adjusted for single family units.
- Floor area ratios were re-characterized as guidelines rather than absolute standards.
- Public notice and appeal requirements were streamlined for discretionary projects.

During the study sessions, members of the City Council expressed a desire for process improvements, a demystifying of the planning process, and an overarching emphasis placed on customer service. A professional management consulting firm, Management Partners, Inc., was retained to provide best practice evaluations and independent peer review of the City's land use planning function.

Over the course of the 2007 summer and fall, Management Partners conducted interviews with 22 staff members and 20 stakeholders of the City's land use function, so as to validate their understanding of baseline conditions and challenges that lie ahead, as well as to adjust the scope of work to match new issues and ideas. Interviewees included members of

the City Council, Planning Commission and Design Review Board, the City Manager and some of the Department Heads, various community stakeholders, private sector land use professionals that do business with the City, as well as staff from the Planning & Environmental Services Department, Neighborhood Services Department and Community Services Department. The interviews produced information about current processes and workloads, community values and expectations, desired outcomes of the study, areas for further inquiry and analysis, numerous recommendations for process improvements.

Several progress report meetings were held by a staff subcommittee to validate information and test-out current and suggested process steps and system refinements. Most importantly, the meetings created a forum for idea-making and examination of benchmark comparisons with peer jurisdictions, process maps or flow charts, as well as process improvement recommendations to come forth from the study. Mr. Shine Ling of the Planning & Environmental Services Department served as a staff coordinator/liason with the staff of Management Partners. An extensive review of City documents was also conducted as part of the study.

Management Partners conducted surveys with nine selected peer jurisdictions that led to benchmark comparison charts on a host of subjects. The peer jurisdictions included Dana Point, Encinitas, Manhattan Beach, Mountain View, Poway, Redondo Beach, San Clemente, Santa Barbara and Santa Cruz. The communities of Aliso Viejo, Monterey, San Bruno and San Juan Capistrano were invited to participate but elected otherwise.

The report was finalized in March 2008. The Planning and Environmental Services Department initiated an effort to prioritize the Management Partners Recommendations. The following recommendations were kicked-off for implementation in the 2008 timeperiod:

Permit Process Handouts (Recommendation 25): Create user-friendly informational handouts that explain the permit process to the public.

Permit Process Handouts (Recommendation 25): Create user-friendly informational handouts that explain the permit process to the public.

Land Use Permits (Recommendations 17, 18, 19, 30, 31, and 32): Update the land use permits and application forms with the goal of simplifying the process.

Public Noticing Process (Recommendation 30): Improve the City's public noticing process including identifying and facilitating the purchase/installation of an electronic or other public noticing system that works through a subscription or other service.

4.2 Strategic Plan

On July 16, 2007, the City Council officially adopted the City's Strategic Plan, setting in place the goals and objectives of the City for the years to come. The Strategic Plan was developed following extensive interactions between the Council and staff and facilitated by a consultant. With some 15 goals and more than 185 objectives, the Strategic Plan acts as a living and breathing road map for our young and ever-changing organization.

The list below demonstrates those items (tasks and objectives) that are near completion or have been completed by the City during the 2007 time frame and have thus been removed from the Plan. These include, but are not limited to, the following items:

- Secure a seat on the MTD Board
- Participate in Integrated Regional Water Management Plan
- Work with LAFCO and City of SB Regarding Sphere of Influence Issues
- Develop an Employee Housing Assistance Program (in progress)
 - Join Coastal Housing Partnership
- Complete an AB1600 Development Impact Fee Study (75% Complete)
- Completion of Pine/Thornwood storm drain improvements
- Fund and implement a Community Resource Deputy position
- Implement emergency preparedness measures
 - Establish the Partnership for Preparedness
- Provide Timely and Effective Processing of Planning Applications:
 - Sumida Gardens
 - Villages at Los Carneros
- Create a Parks and Recreation database (75% Complete)
- Initiate a recreation asset analysis
- Locate a Corporate Maintenance Yard (75% Complete)
- Revisit the Design Review Board and Guidelines
- Initiate Legal Review and Representation
- Research a Monarch Docent Program
- Establish a Travel Expenditure Policy
- Develop and Implement a Commercial Recycling Program
- Work on revamping developer deposit cases
- Create an Economic Development function (committee formed)
- Initiate a comprehensive User Fee Study

Many of these tasks and objectives overlap with actions required in the General Plan. The City tracks this overlap as part of the Strategic Plan oversight.

Appendix A

General Plan/Coastal Land Use Plan
Implementation Actions and Programs Summary
2007-2008

**APPENDIX A
GOLETA GENERAL PLAN/COASTAL LAND USE PLAN
IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2007-2008)**

IP Number	Implementation Program / Action: Objective	Implementation Status		
		No Action	Underway	Complete
Land Use Element		No Action	Underway	Complete
LU-IA-1	Preparation and Adoption of New Zoning Code and Map		X	
LU-IA-2	Update of Goleta Growth Management Ordinance		X	
LU-IA-3	Adoption of Sphere of Influence for Goleta		X	
LU-IA-4	Traffic Mitigation Agreements with UCSB, City of Santa Barbara, and County of Santa Barbara		X	
LU-IA-5	Neighborhood Compatibility Ordinance/Program	X		
LU-IA-6	Transfer of Development Rights Ordinance/Program		X	
LU-IA-7	South Kellogg Industrial Area Compliance Program		X	
Open Space Element		No Action	Underway	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	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	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 and Watershed Management Plan		X	
CE-IA-4	Preparation of a Tree Protection Ordinance		X	
Safety Element		No Action	Underway	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	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	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
Public Facilities Element		No Action	Underway	Complete
PF-IA-1	Preparation of AB 1600 Study and Impact Fee Program		X	

**APPENDIX A
GOLETA GENERAL PLAN/COASTAL LAND USE PLAN
IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2007-2008)**

IP Number	Implementation Program / Action: Objective	Implementation Status		
PF-IA-2	Capital Improvements Program and Budget			X
Noise Element		No Action	Underway	Complete
NE-IA-1	Adoption of New Noise Ordinance	X		
NE-IA-2	Design Criteria	X		
NE-IA-3	Noise Enforcement Program		X	
Housing Element		No Action	Underway	Complete
IP-1A	Require Nondiscrimination Clauses	X		
IP-1B	Respond to Complaints		X	
IP-1C	Undertake Actions to Prevent Discrimination	X		
IP-1D	Adopt a Source of Income Antidiscrimination Ordinance	X		
IP-2A	Conduct an Annual Housing Element Review		X	
IP-2B	Periodic Updates of the Housing Element		X	
IP-2C	Prepare Information and Conduct Community Outreach Activities on Housing Issues		X	
IP-2D	Collaborate on Interjurisdictional Actions for Housing		X	
IP-2E	Undertake Coordinated Advocacy Efforts on State Legislation		X	
IP-3A	Commercial/Housing Nexus Study and Impact Fees		X	
IP-3B	Adopt a Job/Housing Linkage Program	X		
IP-3C	Housing Opportunities for Existing and New Employees		X	
IP-3D	Provide Zoning for Live/Work Opportunities	X		
IP-4A	Encourage Co-housing and Similar Collaborative Housing Development	X		
IP-4B	Provide Appropriate Zoning Development Standards for Single-Room Occupancy Units and Efficiency Apartments	X		
IP-4C	Review Accessory Dwelling Unit Development Standards and Permit Process		X	
IP-5A	Encourage Good Neighborhood Relations Involving Emergency Shelters and Residential Care Facilities		X	
IP-5B	Adopt a Reasonable Accommodation Ordinance	X		
IP-5C	Adaptable Units for the Disabled	X		
IP-5D	Assist in the Effective Use of Available Rental Assistance Programs		X	
IP-5E	Maintain Programs to Address Homeless Needs		X	
IP-5.F	Investigate the Feasibility of Homesharing and Tenant Matching Opportunities	X		
IP-5G	Farmworker Housing		X	
IP-6A	Rezone Vacant Sites for Housing			X
IP-6B	Zoning Amendment to Enable Mixed-Use Development		X	
IP-6C	Encourage Redevelopment of Nonresidential Sites to Include Residential Uses	X		
IP-6D	Consider School Property for Housing	X		
IP-6E	Modify Multifamily Zoning Standards	X		
IP-6F	Adopt Standards for Transit-Oriented Development	X		
IP-7A	Amend the Zoning Ordinance to Allow Mixed-Use Development		X	

**APPENDIX A
GOLETA GENERAL PLAN/COASTAL LAND USE PLAN
IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2007-2008)**

IP Number	Implementation Program / Action: Objective	Implementation Status		
IP-7B	Encourage Affordable Housing in Mixed-Use Development		X	
IP-8A	Link Code Enforcement with Public Information Programs		X	
IP-8B	Implement Rehabilitation and Energy Loan Programs		X	
IP-8C	Adopt New Condominium Conversion Ordinance		X	
IP-8D	Inventory and Monitor Affordable Housing		X	
IP-8E	Assist in Acquisition of Existing Affordable Rental Housing	X		
IP-8F	Support Volunteer Efforts for Housing Maintenance and Repair	X		
IP-8G	Mobile Home Park Ownership Opportunities	X		
IP-8H	Regulate Displacement of Residential Units	X		
IP-8I	Impact Fees for Mobile Home Parks	X		
IP-8J	Housing Rehabilitation Program	X		
IP-9A	Prepare Residential Design Guidelines	X		
IP-9B	Promote Solar Design	X		
IP-9C	Establish "Green" Building Standards and Processes	X		
IP-10A	Implement Actions to Address Remaining Very Low-, Low-, and Moderate-Income Housing Need	X		
IP-10B	Implement Redevelopment Agency Housing Program	X		
IP-10C	State Density Bonus Law	X		
IP-10D	Apply Density Bonus Zoning and Related Incentives	X		
IP-10E	Water and Sewer Fees	X		
IP-10F	Implement Transfer of Development Rights	X		
IP-10-G	Study Parking Standards	X		
IP-11A	Prepare Inclusionary Housing Regulations in the New Zoning Code	X		
IP-11B	Monitoring and Long-Term Affordability	X		
IP-12A	Maintain and Develop Local Sources of Funding for Affordable Housing	X		
IP-12B	Outside Funding Resources		X	
IP-12C	Coordinate Funding among Development Proposals		X	
IP-12D	Prepare Comprehensive Affordable Housing Finance Plan		X	

Appendix B

Planning Commission Staff Report
February 23, 2009

Appendix C

City Council Staff Report
March 17, 2009