

- 625 Dara Road (APN 069-373064) – RS to RM
- 35 Ellwood Station Drive (APN 079-210-066) – CG to RH
- 6470 Hollister Avenue (APN 073-070-034) – CG to CC

Underutilized Sites:

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

Specific development policies and regulations:

- Density Limits: To qualify for lower income RHNA, the RH zoning for above listed sites will be amended to establish a density range of 20 to 30 units per acre (increasing from the current density range of 15 to 30 units per acre). For CC, the maximum residential density will be increased from 12 units per acre to 20 units per acre to facilitate moderate income housing for all sites in the CC zone.
- Residential Overlay: A residential overlay is proposed on parcel 071-130-084, currently developed as an office park. While the owner intends to convert the existing uses into residential, the overlay will avoid making the existing uses nonconforming while they are being planned for conversion.
- Development Cap: Development of the 9.85-acre parcel 077-130-006 (7264 Calle Road, Kenwood Village) is capped at 190 units, estimated at the minimum density of 20 units per acre. This cap is proposed to recognize the site characteristics, the need to provide adequate buffer from adjacent uses, the need to accommodate site access, and to allow for innovative site planning techniques. Clustering of density will be allowed within portions of the site, provided that the product types must be consistent with the density range of 20 to 30 units per acre.

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

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

Commercial, Community Commercial, and Office and Institutional land use designations and zoning districts.

- General Plan and Title 17 amendments to increase the maximum allowed residential density in the Community Commercial land use designation and zoning district from 12 dwelling units per acre to 20 dwelling units per acre.
- h. Revised Height Maximums. Support housing development through the revision of development standards for height maximums to 35 feet for RP, RM, and RH zone districts (in the Coastal Zone) and in the OT zone district.
- i. Revised Lot Coverage Methodology and Standards. Process Title 17 and General Plan amendments to revise the method for calculating lot coverage from “net” to “total” lot area and increase lot coverage maximum for RH to 50 percent.
- j. Streamlined Processing. Process Title 17 amendments to do the following:
- Add 100 percent affordable (not including manager units) housing projects to the types of projects that get streamlined, ministerial review with objective design standards pursuant to GMC Chapter 17.44, Multiple-Unit and Mixed-Use Objective Design Standards.
  - Amend Title 17 to exempt smaller mixed-use housing projects from the requirement for a Development Plan in the CC, OT, and OI zone districts.
  - Amend Conservation Element Policy CE 1.5 and Title 17, as needed, to ensure that changes to mapped environmentally sensitive habitat areas are not treated as a General Plan amendment for a project.
- k. Revised Findings. Process Title 17 amendments to address findings for Design Review (ensure Findings 1 and 3 cannot be used to reduce residential density of a proposed project) and Development Plan (remove reference to density in Finding 2) approvals to ensure the findings do not limit residential densities below what is allowed in the relevant land use designation and zoning district.
- l. Website Posting. Continue to post City development standards and fees on the City website, and update annually throughout the planning period in compliance with transparency requirements.

Time period:

By February 15, 2024:

- a. Residential Development Capacity to Accommodate the RHNA
- b. By-Right Approval for Reuse and Rezone Sites
- c. Monitoring of No Net Loss of Capacity
- d. Replacement of Units Lost in Redevelopment
- e. Allowed Densities

By December 2024:

- f. Facilitate a Wide Variety of Housing Types

- g. Mixed-Use Housing
  - h. Revised Height Maximums
  - i. Revised Lot Coverage Methodology and Standards
  - j. Streamlined Processing
  - k. Revised Findings
- Ongoing:
- l. Website Posting

Responsible party: Planning and Environmental Review Department

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

- a. Housing Priority for Goleta Residents and Employees. To the extent permitted by law, the City will give persons working and/or residing in Goleta priority preference regarding available units, marketing, and selecting occupants for affordable and market-rate units, including rental and ownership units. The intent is to meet local housing needs consistent with the RHNA and contribute to mitigation of traffic, economic development, and community safety conditions. Information regarding local priority will be posted on the City website and in City Hall by December 2023.
- b. Mitigation of Non-Residential Development Impact on Housing. The City will continue to require new non-residential development and proposed expansion or intensification of existing non-residential development to contribute to providing affordable housing within the City. The requirement can be met through the payment of affordable housing impact fees adopted by the City. Alternatives to satisfy this requirement may, at the discretion of the City, include providing housing on site, housing assistance as part of employee benefit packages, or other alternatives of similar value.
- c. Live/Work. Live/work units can provide affordable employee housing, generate additional economic activity in the community, and help maintain an appropriate jobs-housing balance in Goleta. The City will encourage opportunities for live/work developments in appropriate locations where housing can be provided for workers on site or through caretaker or other types of housing. The City will consider revisions to Title 17 of the Goleta Municipal Code to remove requirement for Major Conditional Use Permits for live/work units by December 2023.
- d. Housing Opportunities for Existing and New Employees. The City will coordinate with local school districts, public agencies, and businesses annually to identify opportunities for assisting their employees in finding housing, such as employer-assisted development of new housing units, mortgage buy-downs or subsidies, and rent subsidies. Moreover, the City will seek the commitment annually of other organizations, such as the Santa Barbara South Coast Chamber of Commerce or the Santa Barbara Association of Realtors, to have their members, particularly larger employers, address employee housing needs.

communities. The City will adopt a Diversity, Equity, and Inclusion (DEI) Plan by December 2024 and implement that plan through the planning period. The DEI Plan will consider place-based strategies such as recruiting residents from areas of concentrated poverty to serve on boards, committees, task forces and other local government decision-making bodies; catalyze leadership and future community wide decision-makers; and expand access to community meetings.

- f. Infrastructure improvements. Continue to focus public investments in recreational facilities and programs, social service programs, parks, streets, flood prevention measures, and active transportation and other infrastructure in the area of the City designated as a disadvantaged community, Census Tract 003001 (Old Town), as part of each update to the Capital Improvement Program and City Budget and ongoing City operations. Pursue funding bi-annually with the goal of implementing eight public improvement projects over eight years.

Time period: Throughout the planning period as described above

Responsible parties: Neighborhood Services Department; Planning and Environmental Review Department, City Attorney's Office

<b>Program</b>	<b>Specific Commitment</b>	<b>Timeline</b>	<b>Geographic Targeting</b>	<b>Eight-Year Metric</b>
<u>HE 3.1: Affirmatively Further Fair Housing Opportunities</u>	<p>Allocate public investment in disadvantaged communities as part of the CIP and City Budget.</p> <p>Pursue state and federal funding for public improvements.</p> <p>See list in Tech Appendix Goleta Community Center</p>	<p>Annually</p> <p>Bi-annually</p>	<u>Old Town</u>	Complete <u>eight</u> capital projects in Old Town.
<u>Program HE 1.1: Code Compliance</u>	<u>Continue proactive code compliance outreach efforts and conduct property maintenance surveys. Educate residents and community partners on Code Enforcement through a variety of platforms such as social media, printed materials, and City website.</u>	<u>Ongoing; twice annually.</u>	<u>Citywide with emphasis on tracts south of 101 Highway where LMI households are concentrated.</u>	<u>Include Code Compliance educational materials in fair housing outreach and complete two surveys annually.</u>
<u>Program HE 1.2: Housing Rehabilitation</u>	<u>Publicize repair and improvement assistance for homeowners on the City website, at City Hall, and at other locations throughout the community.</u>	<u>Ongoing</u>	<u>Old town neighborhood where LMI households are concentrated.</u>	<u>Facilitate rehab assistance for 4 households annually.</u>
	<u>Seek funding sources and potential partnerships to expand financial resources to support community rehabilitation.</u>	<u>Annually</u>	<u>N/A</u>	
<b>Tenant Protection and Anti-Displacement</b>				
<u>HE 1.3: Monitor and Preserve Assisted Affordable Housing Units</u>	<u>Proactively monitor and address loss of existing affordable housing units.</u>	<u>Ongoing</u>	<u>Citywide</u>	<u>Preserve affordability of at-risk units.</u>
<u>HE 1.4: Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities</u>	<u>Preserve existing mobile home parks and provide relocation/tenant assistance and ownership opportunities as appropriate.</u>	<u>Ongoing</u>	<u>Citywide (Mobile Home Parks)</u>	<u>Preserve 647 mobile home park spaces. Require sufficient relocation assistance from applicant to cover the resulting relocation costs to all displaced mobile home owners or renters</u>
<u>HE 1.5: Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use</u>	<u>Deny conversion of rental housing and housing units unless outlined provisions are met.</u>	<u>Ongoing</u>	<u>Citywide</u>	<u>Preserve rental housing and housing units and provide relocation assistance</u>

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

- a. Single Room Occupancy (SRO) Housing. Continue to facilitate development of SRO units and small efficiency apartments in appropriate locations as lower-cost rental alternatives for single-person households. SRO rooms are typically between 80 and 200 square feet, include a sink and a closet but possibly share bathroom and shower or cooking facilities with other SRO units.
- b. Emergency Shelters. Continue to facilitate the provision of emergency shelters consistent with State law. Review and amend Title 17 standards by December 2023 to ensure consistency with AB 139 of 2019 (Government Code Section 65583(a)(4)(A)(ii)) to ensure parking standards for emergency shelters consistent with State law. Amend Title 17 to allow Emergency Shelters as a permitted use in Office and Institutional (OI), and comply with AB 2339 of 2022, including amending the definition of emergency shelters and meet all requirements pursuant to AB 2339 (sufficient capacity, proximity, development standards).
- c. Low Barrier Navigation Centers. Pursuant to AB 101 of 2019 (Government Code Section 65660 et seq.), a Title 17 amendment will be processed by December 2023 to allow low barrier navigation centers consistent with State law.
- d. Transitional and Supportive Housing. Continue to facilitate the provision of transitional and supportive housing as residential uses subject only to the same standards and procedures that apply to other uses of the same type in the same zone consistent with State law. Review Title 17 standards and process a Title 17 amendment by December 2023, if necessary, for supportive housing to ensure consistency with AB 2162 of 2018 (Government Code Section 65583(c)(3)).
- e. Residential Care Facilities. Continue to facilitate the provision of small state-licensed residential care facilities for six or fewer persons as a family residential use and apply standards for larger care facilities in appropriate locations. The City will also process amendments to Title 17 of the Goleta Municipal Code by December 2023 to allow large residential care facilities, where currently allowed, without the requirement for a Major Conditional Use Permit and as an allowed use in the General Commercial zoning district.
- f. Farmworker Housing. Continue to allow housing for agricultural employees consistent with Health and Safety Code Section 17021.5 and Section 17021.6.
- g. Assist Development of Special Needs Housing. Work cooperatively with developers and sponsors of housing for persons with special needs including, without limitation, persons with developmental disabilities, and provide assistance such as support for grant funding applications, and financial assistance when feasible. Contact special needs housing organizations annually to explore development opportunities (see also Program 2.4).
- h. Family Housing Amenities. Encourage adequate provisions in new housing developments for families with children, including recreation areas such as, but

not limited to, tot lots, play yards and lawn areas, child care, and other amenities throughout the development review process.

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

Time period: Throughout the planning period; **Title 17 amendments within one year of Housing Element adoption (b)**; Title 17 amendments by December 2023 (c, d, e, i); Annual outreach (g)

Responsible party: Planning and Environmental Review Department

**HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development.** Work with commercial and nonprofit developers, upon inquiry, to provide housing using a cooperative model or similar approaches that feature housing units clustered around a common area and shared kitchen, dining, laundry, daycare, and other facilities.

Time period: Throughout the planning period

Responsible parties: Planning and Environmental Review Department

#### **Policy HE 4: Energy Conservation and Sustainable Development [GP]**

**Objectives:** *Promote energy conservation by encouraging energy efficiency, renewable energy sources, sustainable building materials, and transit-oriented development.*

#### **Implementation Programs [GP]**

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

Time period: Annually

Responsible party: Planning and Environmental Review Department

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

- a. Retrofitting of existing residential structures to reduce energy consumption and costs to owners and tenants is encouraged. These retrofits may include, without limitation, increased insulation, weather stripping, caulking of windows and doors, low-flow showerheads, and other similar improvements. The City will require individual residential units within multifamily housing projects to be separately metered or submetered for all utilities.
- b. The City will enforce the State's and City's residential energy conservation building standards through the City's plan check and building permit issuance processes.

However, the Coastal Zone height limit of 25 feet in the residential districts may pose an impediment to development at the maximum density. The majority of residential development in residential districts has occurred within the Inland Area, with higher height standards. Additionally, the City's site inventory includes many sites within the OT zone district, with a maximum height of 30 feet. This may cause challenges in developing three-story mixed-use redevelopment in this zone. Housing Plan subprogram HE 2.1(h) is included to implement revisions to Title 17 and the General Plan to increase height maximums in these four zones/land use designations to 35 feet in all locations.

### **Lot Coverage**

The City's zoning regulations (GMC Section 17.03.110) define lot coverage as *"the ratio of the total footprint area of all structures on a lot to the net lot area, typically expressed as a percentage. The footprints of all principal and accessory structures (including, but not limited to, garages, carports, covered patios, and roofed porches) are summed to calculate lot coverage."* However, it is important to note that the methodology for lot coverage only includes areas of structural development and excludes areas such parking lots, unenclosed decks and patios, and one non-habitable accessory structure under 120 square feet.

Title 17 limits lot coverage to 30 percent in the RP and RM zoning districts and 40 percent in the RH district. Based on recent housing development, as shown in Table 10A-29, the City's lot coverage standards have not been an impediment to housing development in the residential zones. With the existing lot coverage standards, recent development has achieved an average of 92 percent of the maximum density allowed on the site. Nevertheless, the City will increase the lot coverage of RH from 40 to 50 percent in order to facilitate better design and encourage higher density.

However, a small nuance in the definition of "lot coverage" in the City's zoning regulations do represent a potential impediment to housing development. As currently defined, "lot coverage" is measured by a percent of the "net" lot area. This method could substantially reduce the development potential on a site. Housing Plan subprogram HE 2.1(i) is included to implement a Title 17 amendment to change the lot coverage methodology to total lot area.

The City's zoning regulations do not include maximum lot coverage regulations for the CC, OT, and CG zoning districts; therefore, there is no possibility for lot coverage restrictions to constrain mixed-use residential development in these districts.

### **Open Space**

As shown in Table 10A-21, the required open space for residential units in non-residential districts can vary significantly (60-300 square feet per unit). Pursuant to GMC Section 17.24.120, where no more than 40 percent of the total floor area of the development is devoted to residential use, a minimum of 60 square feet of open space per unit is required, which may be provided as restricted or common open space. Where 40 percent or more of the total floor area of the development is devoted to residential use, the requirements of the RH district apply. The RH district standards require 100 square feet per unit of common open space in addition to restricted open space. Required restricted open space is 200 square feet per unit on the ground story and 60 square feet per unit on upper stories. These standards may be a challenging for mixed-use projects, particularly on infill sites and when converting existing development to mixed-use. As such, subprogram HE 2.1(g) includes a zoning amendment to reduce open space requirements for mixed-use projects.

### **Off-Street Parking Requirements**

Excessive parking standards can be a constraint to housing development, particularly affordable units. The City's residential off-street parking requirements are summarized below (as detailed in



- ..... Public Review Period 20-30 days
- ..... Preparation of Final MND – varies based on comments
- Hearing on Final MND..... within 10 days of release of final MND
  - ..... Staff report 5-7 days prior to the project hearing
- Public hearing..... 10-day noticing period for environmental determination and project action (15-day on-site noticing).
- Appeal period ..... 10 days after decision
- **Discretionary Project; Design Review; Environmental Impact Report (EIR):**
  - Application filed ..... 1 day
  - Submittal review ..... 29 days
  - Letter sent ..... on day 30
  - Resubmittal ..... varies
  - DRB meetings ..... 3- 6 months
  - Draft EIR..... 6-12 months to prepare
  - Environmental Hearing Officer
    - Hearing on EIR ..... within 45 days of release of draft EIR
  - Final EIR..... varies based on comments
  - Staff report..... 5-7 days prior to hearing on environmental determination and project action.
  - Public hearing..... 10-day noticing period (project may require 2 to 3 separate decision-maker hearings) (15-day on-site noticing)
  - Appeal Period ..... 10 days after decision

The length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development is dependent on the complexity of the project and factors that the City has no control over, such as the developer’s financing arrangements and market conditions. The estimated time between receiving an entitlement and submitting a building permit application is estimated at around 6 months. Once the applicant has received an entitlement, it takes time for the applicant’s team to prepare the final plans and reports such as the full set of architectural drawings, stormwater plans, a hydrological report, grading plans, and improvement plans (road, sewer, water). This process may be quicker or slower depending on the complexity of the project and how much risk the applicant wants to take to authorize plan development prior to entitlement.

**Streamlined Procedures**

The City adheres to the processing requirements of the Permit Streamlining Act (Government Code Section 65920 et. seq.). Consistent with these requirements, the City makes a completeness determination within 30 days of application submittal (Government Code §65943). The City includes this 30-day completeness review timeline for all projects, not just those that qualify under the Permit Streamlining Act, in GMC subsection 17.52.030(B). In addition, the City complies with streamlining determinations pursuant to CEQA.

However, the Permit Streamlining Act does not apply to legislative land use decisions, such as amendments to the General Plan. Recently, multiple residential projects were not subject to the Permit Streamlining Act because the projects included a General Plan amendment. One project in particular, required a General Plan amendment to change the mapped environmentally sensitive habitat area (ESHA) on the site (Figures 3-5 and 4-1 of the General Plan). The procedures for changes to the mapped ESHA in the General Plan are guided by Conservation Element Policy CE 1.5. Under that policy, a project may be approved prior to revisions to Figures 3-5 and 4-1, with review by the City biologist and the Planning Commission. However, in practice to date, these

### County of Santa Barbara

- Bohlinger Mixed Use – redevelopment of retail stores and offices into mixed use with three units

### City of Carpinteria

- 4819 Carpinteria Avenue – redevelopment of gas station into mixed use with two units
- 4209 Carpinteria Avenue – redevelopment of outdoor storage yard into mixed use with two units

Data on the characteristics (age, existing FAR, improvement to land value ratio, etc.) of uses prior to redevelopment are not available for these projects. However, these projects demonstrate the types of uses that are being redeveloped in the region. These include commercial/shopping centers, office buildings, auto-related uses, and outdoor storage. Goleta anticipates similar redevelopment trends in the City in the 6<sup>th</sup> cycle. The Yardi Project (refer to Table 10A-30 for property owner interest information) is an example of local interest in converting office uses to residential. Site selection factor #3 (Existing uses) aligns the nonvacant uses in Goleta with these redevelopment trends.

In preparing the underutilized sites list, the City analyzed all developed sites in the City for potential addition of residential units. represents the results of this analysis after deleting sites considered unlikely to be developed with additional housing units in the planning period. The City includes 10,146 parcels, including vacant parcels (as of January 12, 2022).

The first step in the process of analyzing these 10,146 parcels was to remove residentially designated land with existing development, unless the parcel was clearly well short of the maximum allowed density on the site. In total, nine residentially zoned parcels (one of which is split zoned with commercial) are included in the underutilized sites inventory.

The second step in the underutilized sites analysis was to remove all parcels that do not allow residential development (i.e., parcels zoned CI, VS, I-BP, IG, IS, OS-AR, OS-PR, or P-QP). Sites zoned CG were also removed because of the limited housing potential on those sites. The only residential uses allowed under existing zoning regulations in the CG zone are large residential care facilities as part of a mixed-use development. Based on the allowable General Plan densities, these zones have capacity for approximately 7,400 additional dwelling units. However, many of these sites have some attributes that could discourage development in the short term. Additionally, sites that qualify under SB 6 (2022) that would otherwise not allow housing were included, at densities consistent with State law.

Other parcels were removed for consideration due to shape and access. Potential sites were analyzed for potential parcel shapes that may create redevelopment challenges. All potential sites with less than 30 feet of access to the right-of-way were removed unless adjacent to a site under similar ownership. Additionally, analysis of easements between potential sites were considered. Particularly, on interior lots (surrounded by another parcel), where access to the right-of-way would be challenging, and where a parcel clearly provided an access easement to another parcel were removed unless the relevant parcels were under similar ownership. Subprogram HE 2.4(e) in the Housing Plan also includes actions to facilitate small lot consolidation to create suitably-sized building sites. Additionally, a qualitative review of lot shapes was conducted to identify and remove any sites that based on their shape would be difficult to develop with residential use.

Sites that contain historic resources were also removed. Sites on the City's adopted Historic Resource Inventory were removed from the sites inventory, except for one site that has significant undeveloped land the could be developed with housing without alteration to the historic resource

## Realistic Capacity

Table 10A-29 shows examples of recent housing development interest on nonvacant sites. These potential projects illustrate that market conditions in Goleta support the development of additional housing on underutilized properties. More importantly, the City's strategy is to focus on the rezone vacant and underutilized properties with property owner. These properties are also proposed to be rezoned into residential uses, primarily as RH, with one property to be rezoned to RM and two properties to CC.

**Table 10A-29 – Density of Recent Housing Projects**

Project Name	Year of Approval	Land Use Designation	Developable Site Area (acres)	Dwelling Units Approved	Max Density Allowed (du/acre)	Approved Density (du/acre)	Percent of Max Density
Heritage Ridge	2023	Medium Density Residential	14.05	332	25 (affordable housing overlay)	23.6 (pending)	94.4
Hollister Village Triangle	2019	Medium Density Residential	1.84 (part of Hollister Village)	27 (net of 22)	20	19.0	95.1 (as part of revised Hollister Village project)
Cortona Apartments	2015	Medium Density Residential	8.3	176	25 (affordable housing overlay)	21.2	84.8
Old Town Village (Winslowe)	2015	Old Town Commercial	9.84	175	20	17.8	88.9
Village at Los Cameros	2014	Medium Density Residential	30.0	465	20	15.5	77.5
Villa La Esperanza	2014	Medium Density Residential	4.96	83 (net of 8)	16 (based on previous inland zoning)	16.7	104.6 (density bonus)
Hollister Village	2012	Medium Density Residential	15.41	279	20	18.1	90.5
Haskell's Landing	2009	Planned Residential	14.46	101	8	7.0	87.3
Citrus Village	2009	Planned Residential	0.94	12	12.3	12.8	104.1 (density bonus)

The need for additional housing has led to a change in development trends in the City. In the recent past, commercial development has been relatively slowed with little redevelopment activities. However, the City has seen increased interest in redeveloping properties into residential or mixed use projects. Table 10A-30 below illustrates the expressed interests from property owners/developers to convert commercial uses into residential/mixed use projects. The City anticipates this trend is going to continue and accelerate as retail and office uses are trending to require smaller building square footages.

Furthermore, since the City is only utilizing nonvacant sites in commercial zones for meeting the RHNA for moderate and above moderate income households, and the sites inventory has identified a sizable buffer, the City anticipates the existing nonvacant commercial sites, and vacant and nonvacant rezone sites will be sufficient to fully address the moderate and above moderate income RHNA, even if some sites may be redeveloped into 100 percent nonresidential uses.

**Table 10A-30 – Recent Redevelopment Interest on Nonvacant Sites**

Project	APN	Lot Size (acres)	Zoning/GP	Existing Use	Project Description
7390 Calle Real	077-490-041	1.05	CC	Various Commercial (7-11, Restaurants, Bar), <u>consistent with uses being redeveloped in the region</u>	Interest in residential on existing commercial sites
University Plaza	073-440-003, 073-440-002, 073-440-001	10.56	CC	Commercial mall, <u>consistent with uses being redeveloped in the region</u>	Interest in adding residential or full residential project.
Bragg	073-020-035, 073-020-034, 073-020-003	2.93	CC	Mostly vacant, 1-2 SFDs	Property owner expressed interest in high density residential development.
<u>7300 Hollister Ave</u>	<u>073-020-036</u>	<u>2.06</u>	<u>CC</u>	<u>Various Commercial, consistent with uses being redeveloped in the region</u>	<u>Property owner expressed interest in adding residential to site.</u>
Winn (469 Kellogg Wy)	071-130-010	2.49	RP	Outdoor Storage, <u>consistent with uses being redeveloped in the region</u>	Property owner expressed interest in high density residential development.
Fairview Plaza	077-170-042	18.94	CC	Commercial Mall, <u>consistent with uses being redeveloped in the region</u>	Staff initiated discussion for potential of mixed-use on the site.
550 Cambridge Drive	069-560-030	2.24	RS	Church, <u>consistent with recent trend statewide and new State laws (such as SB 4 and AB 1851)</u>	Plan for a 3-D printed house on church property.
<u>Yardi (420, 430, and 490 S. Fairview Ave)</u>	<u>071-130-057, 071-130-061, 071-130-084</u>	<u>8.25</u>	<u>BP</u>	<u>Offices, consistent with uses being redeveloped in the region</u>	<u>Property owner intends to convert the largest of the 3 parcels of their office park to high density residential (375 apartments including 60 low and 25 moderate income units).</u>

### Environmental Constraints

Government Code §5583.2(b)(4) requires the sites analysis to include “A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.” An evaluation of potential environmental constraints on housing development is included in Section III.B, including geological conditions, flood hazards, noise, hazardous materials, biological resources, agricultural resources, historic and archeological resources, and aircraft hazards. That analysis includes a general description of any environmental constraints to the development of housing consistent with statutory requirements and concluded that those environmental conditions are not expected to prevent housing development commensurate with the RHNA allocation. In addition, Table 10A-28 identifies any known specific environmental conditions that could affect development of sites listed in the inventory. As noted in Section III.B, the analysis of potential sites to accommodate the City’s RHNA allocation has taken into account any environmental constraints that affect development. Additionally, none of the sites identified Tables 10A-28 and Table 10A-31 are subject to pending litigation on environmental grounds that could impact their availability for development during the planning period.

### Sites Identified in a Prior Planning Period

Government Code Section 65583.2(c) provides that vacant sites identified in two prior consecutive elements and underutilized sites identified in one prior element shall not be deemed adequate to accommodate lower-income housing unless the zoning allows development by-right for projects in which at least 20 percent of the units will be affordable to lower-income households. Table 10A-28 identifies vacant sites that were identified to accommodate lower-income housing in two prior

<u>Program</u>	<u>Specific Commitment</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>Eight-Year Metric</u>
	<u>development of new housing units, mortgage buy-downs or subsidies, and rent subsidies. Economic Development Strategic Plan</u>			
<u>HE 3.1: Affirmatively Further Fair Housing Opportunities</u>	<u>Pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 and expand the housing supply in single-family zones by allowing for lot splits and duplexes under the parameters of SB 9.</u>	<u>Annually</u>	<u>Single-family neighborhoods</u>	<u>Integrate at least five units annually in single-family areas.</u>
	<u>Publicize the HASBARCO First-Time Homebuyer Assistance program on the City website, newsletters, and through social media.</u>	<u>Annually</u>	<u>Citywide</u>	<u>Facilitate homebuyer assistance for one household annually.</u>
<u>HE 3.2: Facilitate the Provision of Housing for Persons with Special Needs</u>	<u>Amend the Zoning Code to facilitate the development of affordable housing and a variety of housing types, including emergency shelters, low barrier navigation centers, transitional and supportive housing, residential care facilities, and reasonable accommodations.</u>	<u>By December 2023.</u>	<u>Citywide</u>	<u>Assist with the construction of 100 units for special needs populations during the planning period.</u>
<b><u>Place-Based Strategies for Neighborhood Improvement</u></b>				
<u>Program HE 3.1: Affirmatively Further Fair Housing Opportunities</u>	<u>In coordination with HASBARCO and other non-profit housing organizations, identify where fair housing issues are most prevalent and develop a strategy to allocate funds for housing assistance in the identified areas.</u>	<u>By 2025.</u>	<u>TBD</u>	<u>Identify neighborhoods or complexes with additional needs.</u>
<u>HE 3.1: Affirmatively Further Fair Housing Opportunities</u>	<u>Allocate public investment in disadvantaged communities as part of the CIP and City Budget.</u>  <u>Pursue state and federal funding for public improvements.</u>  <u>See list in tech appendix Goleta Community Center</u>	<u>Annually</u>  <u>Bi-annually</u>	<u>Old Town</u>	<u>Complete eight capital projects in Old Town.</u>
<u>Program HE 1.1: Code Compliance</u>	<u>Continue proactive code compliance outreach efforts and conduct property maintenance surveys. Educate residents and community partners on Code Enforcement through a variety of platforms such as social media, printed materials, and City website.</u>	<u>Ongoing; twice annually.</u>	<u>Citywide with emphasis on tracts south of 101 Highway where LMI households are concentrated.</u>	<u>Include Code Compliance educational materials in fair housing outreach and complete two surveys annually.</u>
<u>Program HE 1.2: Housing Rehabilitation</u>	<u>Publicize repair and improvement assistance for homeowners on the City website, at City</u>	<u>Ongoing</u>	<u>Old town neighborhood where LMI households are concentrated.</u>	<u>Facilitate rehab assistance for 4 households annually.</u>