GK-2014

CITY OF GOLETA

March 25, 2015

Mr. Scott Morgan, Deputy Director
and State Clearinghouse Director
Governor's Office of Planning and Research
State Clearinghouse Unit
P.O. Box 3044
Sacramento, CA 95812-3044

Claudia Cappio, Director ✓
California Department of Housing & Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

RE: Goleta General Plan 2014 Progress Report

Dear Mr. Morgan and Ms. Cappio:

This letter transmits the City's General Plan / Coastal Land Use Plan Progress Report pursuant to Government Code Section 65400(a) and consistent with standards outlined in the OPR General Plan Guidelines. The period covered by this report is from January 1, 2014 through December 31, 2014. Appendix C of the Progress Report includes the completed Housing Element Implementation Tables for 2014. The City Council reviewed and accepted the Progress Report at their March 17, 2014 meeting via the adoption of Resolution No. 15-14.

If you have any questions, please do not hesitate to contact me at 805-961-7557.

Sincerely,

Anne Wells

Anne Wells, Advance Planning Manager
Planning and Environmental Review Department

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HOUSING AND COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

Attachment 1 General Plan/Coastal Land Use Plan 2014 Progress Report

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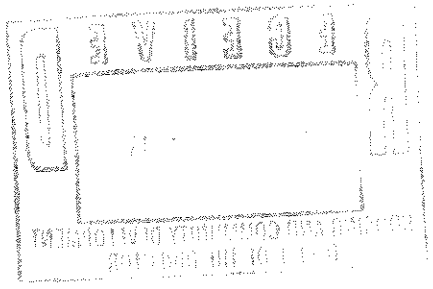
Attachment 1

General Plan/Coastal Land Use Plan 2014 Progress Report



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General Plan/Coastal Land Use Plan
2014
Progress Report

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Contact: Anne Wells, Advance Planning Manager

On Behalf of:
Goleta City Council
Goleta Planning Commission

March 17, 2015

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1.0 INTRODUCTION

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

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

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

This General Plan Progress Report summarizes the General Plan implementation progress for 2014. Section 2.0 includes the status of General Plan Amendments. Section 3.0 presents a review of the implementation actions, by General Plan element. The regional housing needs status update is provided under the Housing Element review in Section 3.9 of this report.

The General Plan has been amended fourteen times since its adoption in 2006. These amendments, most in the form of land use designation changes and policy amendments, retain internal consistency as evaluated as part of each individual amendment action. The General Plan and related amendments were completed based on direction provided as part of the OPR General Plan Guidelines (2003) adopted pursuant to Government Code Section 65040.2. Consistent with Government Code Section 65400(a)(1)and (2), this General Plan Progress Report was recommended by the Planning Commission for approval by the City Council, approved by the City Council and submitted to the OPR and HCD prior to April 1, the statutory deadline. Refer to Appendix B for Planning Commission Resolution 15-02 and City Council Resolution 15-14 documenting the approval and recommending action.

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2.0 GENERAL PLAN AMENDMENT STATUS

2.1 Background

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

City Council Resolution 12-13 establishes procedures for the initiation of processing of requests for a General Plan amendment. These procedures require that all requests for a General Plan Amendments be referred to the City Council for initiation at a public hearing prior to processing. Once initiated, the General Plan Amendment and related environmental document is considered by the Planning Commission and a recommendation is made to the City Council via resolution. The City Council takes final action at a public hearing.

2.2 Status of Amendments in 2014

The following section describes General Plan Amendments in 2014.

General Plan Amendments Adopted in 2014

There were two General Plan Amendments adopted in 2014:

The ***Village at Los Carneros Project*** was approved by the City Council on July 15, 2014. This project includes 465 residential units, of which 70 will be affordable residential units. The General Plan amendments included with this project included small adjustments to the General Plan Land Use Plan Map, Figure 2-1; amending General Plan Housing Element Figure 10A-2 and Subpolicy 11.6, in order to remove three lots from the list and map for the Central Hollister Affordable Housing Opportunity sites; and amending General Plan Land Use Element Subpolicy LU 8.1 and Subpolicy LU 8.5 in order to remove references in the General Plan to the Raytheon Specific Plan in order to accommodate the repeal of the Raytheon Specific Plan

On December 16, 2015, the City Council adopted the ***Housing Element 2015-2023***. This Housing Element replaced the 2007-2014 Planning Period Housing Element in its entirety.

Requests for Initiation of General Plan Amendments in 2014

There were no requests for initiation of General Plan Amendments in 2014.

Pending General Plan Amendments in 2014

On July 2, 2013, the City Council considered a request by City Ventures, LLC for the initiation of General Plan Amendment for a possible future land use designation amendment

from Visitor-Serving Commercial (C-VS), to a land use designation suitable for a mix of residential and commercial uses located in Old Town south of Hollister Avenue near the intersection of Kellogg Way and Ekwill Street (APN 071-130-023) for the ***Old Town Village (also known as the Page Site) Project.*** Possible suitable land use designations that are being analyzed include General Commercial (C-G). The City Council approved the General Plan amendment initiation via Resolution No. 13-30. The project is currently undergoing environmental review.

The ***Shelby Residential Project*** is a proposed new residential project that includes an amendment to the land use designation from Agriculture to Single-Family Residential and to related Conservation Element and Open Space Element policies addressing agricultural land conversion. These amendments were initiated by the City Council on February 19, 2008 for further study. The project is currently undergoing environmental review.

The ***Kenwood Village Project*** is a proposed new residential development that includes amendments to the land use designation from Agriculture and Single-Family Residential to Planned Residential and to related Conservation Element and Open Space Element policies addressing agricultural land conversion. The amendments were initiated by the City Council on February 17, 2009 for further study. The project is currently undergoing environmental review.

The ***Cortona Apartments Project*** is a proposed new residential development that includes amendments to Conservation Element Figure 4-1 Environmentally Sensitive Habitat Areas and to Open Space Element Figure 3-4 Open Space Plan Map. The scope of the amendments include updating the Environmentally Sensitive Habitat (ESHA) layer based on site specific studies for the ESHA located on the project site at APN 073-140-016 near the intersection of Hollister Avenue and Storke Road.

The **Old Town Park Project** is a request by the City's Neighborhood Services and Public Safety Department for a possible future land use designation amendment from Planned Residential (R-P 10 units per acre) and Old Town Commercial (C-OT), to a land use designation suitable for a park for two parcels located at 5580 Hollister Avenue and 170 South Kellogg (APNs 071-090-077, -078). The City Council approved the General Plan amendment initiation via Resolution No. 12-25 on March 15, 2012. The environmental review for this project has been completed and the project is in the design phase. This site was originally acquired by the Goleta's Redevelopment Agency (RDA); however with the dissolution of the RDA, the ownership of the land is in limbo. The City is currently waiting for the State to approve the City's reacquisition of the land from the former Redevelopment Agency.

The ***Target Corporation Project,*** located at 6466/6470 Hollister Avenue and 170 Los Carneros Way, proposed possible future land use designation changes from General Commercial and Business Park to Regional Commercial; related changes to Sub-policy LU 3.2 Regional Commercial; and changes to Transportation Element Figure 7-2 to allow for the realignment of Los Carneros Way in support of the possible project design. These

amendments were initiated by the City Council on November 15, 2011 for further study. As of December 31, 2014, this amendment is not currently progressing forward.

2.3 Summary

During 2014, there were two amendments to the General Plan. The last revision to the General Plan was on December 16, 2014. Table 1 presents a summary of all adopted General Plan amendments. The General Plan as amended through 2014 complies with the General Plan Guidelines to a high degree. The foregoing information is provided consistent with the requirements of Government Code Section 65400(a)(2)(C).

TABLE 1
GENERAL PLAN AMENDMENTS (AS OF DECEMBER 31, 2014)

Adoption Date	City Case No.	General Plan Amendment Project Name	GPA Adopting Resolution No.
10-2-06		Goleta General Plan / Coastal Land Use Plan	Reso. No. 06-38
2-19-08	03-050	Villages at Los Carneros	Reso. No. 08-06
6-17-08	07-201	Track 2 - Minor Changes	Reso. No. 08-30
11-4-08	08-057	Harwin Family Trust	Reso. No. 08-056
5-19-09	07-102	Haskell's Landing	Reso's No. 09-30/ 09-33
5-19-09	09-033	Track 2.5 - Building Intensity Standards	Reso's No. 09-32/ 09-33
8-18-09	07-200	Track 1 - Housing Element Update	Reso No. 09-44
11-17-09	07-202	Track 3 - Substantive Changes	Reso. No. 09-59
11-16-10	10-123	Housing Element 2007-2014	Reso. No. 10-57
2-15-11	08-196	Montecito Bank and Trust	Reso. No. 11-09
7-17-12	11-080; 11-081	Willow Springs	Reso. No. 12-46
10-2-12	08-143	Westar	Reso. No. 12-68
7-15-14	10-043	Village at Los Carneros	Reso. No. 14-41
12-16-14	13-083	Housing Element 2015-2023	Reso. No. 14-65

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3.0 GENERAL PLAN IMPLEMENTATION PROGRESS

The following subsections represent the progress the City has made towards implementing the actions of the General Plan during the 2014 reporting period. Refer to Appendix A of this report for a checklist of progress by implementation action/program. The following subsections and Appendix A are provided consistent with the requirements of Government Code Section 65400(a) (2) (A).

3.1 Land Use Element

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

Summary 2014: The development of a new zoning code was underway during the 2014 time period.

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

Summary 2014: The City prepared a Sphere of Influence application package, consistent with the General Plan direction for submittal to the LAFCo on January 16, 2009. The Commission considered the application at a public hearing on March 5, 2009 and established the City's Sphere of Influence coterminous with the City limits. The LAFCo-established SOI did not reflect the City's request. As such, the City may, at some point in the future, prepare and submit an SOI amendment request, consistent with the direction in this implementation action.

LU-IA-3 Traffic Mitigation Agreements with UCSB, City of Santa Barbara, and County of Santa Barbara. These agreements are intended to provide for payments in lieu of traffic mitigation fees or pass through of traffic mitigation fees paid by private developers from a jurisdiction where a project is located to those jurisdictions where the streets and intersections are affected by the project. With respect to the Goleta-UCSB agreement, the agreement should address future projects that are accommodated by the University's LRDP and by subsequent amendments to the LRDP.

Summary 2014: No new traffic mitigation agreements were initiated in the year 2014. The City continues to work with the County of Santa Barbara regarding an on-going reciprocal mitigation agreement for the payment of mitigation fees from private developers. The City continues to be engaged in the development of an agreement with the City of Santa Barbara for the Santa Barbara Municipal Airport expansion.

LU-IA-4 Neighborhood Compatibility Ordinance/Program. This program may consist of two parts: design criteria and a neighborhood compatibility ordinance (NCO). The NCO may be included within the new zoning code and could include standards for residential districts pertaining to Floor Area Ratios, height, bulk and scale, coverage by impervious surfaces, off-street parking, and other standards that are appropriate to provide for compatibility of new development and remodels with existing development in the immediate neighborhood, ensure access to sunlight and air, protect scenic views, and maintain privacy.

Summary 2014: The City currently has design criteria for residential districts embedded both in the General Plan and in existing resolutions/ordinances. A Neighborhood Compatibility Ordinance is under preparation as part of the new zoning code.

LU-IA-5 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 2014: A Transfer of Development Rights Ordinance is under preparation as part of the new zoning code.

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

Summary 2014: Planning and Environmental Review and the Neighborhood Services and Public Safety Departments have 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 2014: 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 to be included in the new zoning code which was currently underway in 2014.

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 2014: An AB 1600 Study (or a "nexus study") was prepared by the County of Santa Barbara, as required by the Mitigation Fee Act of 1987, and development impact fees were adopted. Upon incorporation, the City inherited the existing fees. The AB 1600 5-Year Report was presented by the Community Services Department to the City Council at a public meeting held on January 19, 2010.

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 2014: Existing revenue sources are used to maintain the open spaces. These sources include Park Development Impact Fees, Open Space Acquisition Reserves, and grant funding. The City has purchased 4 of the 18 parcels in the City's Open Space Overlay, located adjacent to Ellwood Mesa Open Space and is currently in negotiations with two other property owners to acquire more properties.

If in the future these revenue sources are not sufficient to acquire, preserve and maintain the City's open space, then a study as identified in this policy may be initiated. The City continues to actively seek funds for further open space acquisitions.

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

Summary 2014: On June 4, 2013, the City Council adopted the Two-Year Budget Plan for FY 13/14 and FY 14/15. Included in the budget for FY 13/14 were funds for a Recreation Needs Assessment. The City's Parks & Recreation Commission, established in 2013, serves as an advisory body for the Recreation Needs Assessment project, which was under preparation in 2014. The Recreation Needs Assessment project is the first step in the preparation of a broader Park System Master Plan.

OS-IA-5 Preparation of Individual Park Development and/or Management Plans. A development and/or management plan for individual parks, particularly the largest park sites, may be prepared to match resource needs to individual park sites. Similar to the park master plan, these plans are intended to be used to determine resource development, expansion, maintenance, operation, or capital improvements as appropriate and as a basis for pursuing funding opportunities for individual parks.

Summary 2014: Management Plans for the Ellwood Mesa Open Space and Lake Los Carneros Preserve are implemented on a regular basis, as funding and staff resources allow. The focus of management is on wetland and grassland restoration, butterfly docent program implementation, weed eradication, trash removal, educational sign installation and maintenance, dog leash law education, and weekly patrols by park and recreation crews. In 2014, the Sheriff Department continued to patrol Goleta open space areas, such as the Ellwood Mesa, via offroad bicycles.

Examples of park and open space projects that were underway in the 2014 time frame include the Ellwood Mesa Trails and Habitat Restoration Design Project, Ellwood Mesa Monarch Butterfly Habitat Management Plan, Ellwood Mesa Wildfire Prevention Implementation Plan, Ellwood Mesa Well Abandonment Restoration, and Tule removal at Lake Los Carneros. Multiple volunteer restoration events were held at Ellwood Mesa and Lake Los Carneros in 2014. Ellwood Mesa is also the site selected by the California Coastal Commission for offsite restoration as part of an enforcement case at the Bacara Resort and Spa.

The City also acquired an approximately 4 acre site on the east side of Kellogg Avenue, north of Hollister Avenue, to develop the City's first active recreation public park since its incorporation in 2002. A preliminary design for the Hollister and Kellogg Park in Old Town was presented to the Parks and Recreation Commission on November 19, 2014. Although significant progress has been made in preparing the necessary construction documents for

the park, the process has been delayed as a result of the Stage 2 Water Shortage Emergency Declaration.

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 2014: The development of a new zoning code was underway during the 2014 time period.

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 2014: The City will proceed with an update of the CEQA Thresholds consistent with CE-IA-2 following the completion of a new zoning code the development of which was underway in the 2014 time period.

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 2014: The Annual Routine Maintenance Plan was prepared for Fiscal Year 2014 by the Santa Barbara County Flood Control and Water Conservation District. 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.

The City's approved Stormwater Management Plan is a comprehensive and ambitious plan to improve storm water quality throughout the City. Implementation of the plan is underway. The Storm Water Management Plan Annual Report to the Central Coast Regional Water Quality Control Board was submitted on October 15, 2014. On March 4, 2014 (second reading on March 18, 2014), the City Council approved amendments to the City's Stormwater Discharge Ordinance that included adopting the *Stormwater Technical Guide, Compliance with Stormwater Post-Construction Requirements in Santa Barbara County* for use by project applicants as well as municipal planning and engineering staff in ensuring regulated development and redevelopment is in compliance with the Post-Construction Stormwater Management Requirements. In addition, post-construction requirements for water quality treatment, retention and peak flow management were adopted by the Central

Coast Regional Water Quality Control Board on July 12, 2013, which came into force March 6, 2014.

The City maintains a webpage (http://www.cityofgoleta.org/index.aspx?page=991) regarding stormwater, water quality, and related public education materials. A citywide Creek and Watershed Management Plan has not yet been prepared.

CE-IA-4 Preparation of a Tree Protection Ordinance. The City shall prepare and adopt a Tree Protection Ordinance that addresses standards, for example: heritage trees; public right-of-way trees; parking lot shade trees; native trees; protective buffer widths for native trees, tree protection zones, and mitigation ratios; street and parkway trees; and anti-topping.

Summary 2014: The ordinance will be prepared with the new zoning code underway in 2014 to reflect Conservation Element standards and standards set forth in the Urban Forest Management Plan. The Urban Forest Management Plan was adopted on June 7, 2011, and as a result the Public Tree Advisory Commission (PTAC) was created.

Until such time that the new zoning code is prepared, 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.

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

At a minimum, the Plan will:

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

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

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

Summary 2014: In November 2009, the City adopted a General Plan/Coastal Land Use Plan (General Plan) amendment to include Implementation Action CE-IA-5, requiring a greenhouse gas (GHG) inventory and related plan, otherwise known as a Climate Action Plan or CAP. Implementation Action CE-IA-5 outlines the minimum requirements of a CAP, which includes a GHG emissions inventory, a 2020 and 2030 emissions forecast, and measures to reduce emissions. In 2011, staff initiated the preparation of a CAP to meet the requirements of the General Plan.

On July 15, 2014, the City Council adopted the City's CAP via Resolution 14-44. The City's CAP reflects the statewide reduction goal outlined in Assembly Bill 32 (AB 32), also known as the Global Warming Solutions Act of 2006 (Health & Safety Code, § 38500 et seq.). AB 32 specifically calls for a statewide reduction of GHG emissions to 1990 levels by 2020. The State legislation requires that the California Air Resources Board (CARB) prepare a Scoping Plan that describes the approach California will take to reduce GHGs to achieve the goal of AB 32. The Scoping Plan for AB 32, developed and implemented by the CARB, identifies specific measures to achieve these reductions and recommends that local governments establish GHG reduction targets for both their municipal operations and the community that are consistent with those of the State.

The City's CAP meets the requirements of AB 32 and Executive Order S-3-05. The CAP utilizes the baseline year of 2007 and forecasts emissions for 2020 and 2030. The City worked with consultants to utilize local data and growth projections to develop forecasted emissions in order to be consistent with the planning horizon of the General Plan. The City identified candidate reduction measures to reduce emissions via a survey conducted with members of the various departments within the City. Once the baseline and forecast emissions were calculated and a candidate measures list was established, the City calculated the emission reductions each candidate measure would achieve in 2020. This information was presented in a public workshop on September 19, 2013. A second public workshop on November 21, 2013 provided the public with an update of the previous materials presented as well as a cost-benefit analysis for the candidate measures. At both public workshops, City staff received feedback on various aspects of the CAP.

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 2014: The Hazards Overlay will be included in the new zoning code. The development of a new zoning code was underway in the 2014 time period.

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 2014: The San Jose Creek Capacity Improvement and Fish Passage Project is currently underway. Flatiron West, Inc. was awarded a construction contract in June 2011. Phase I was competed in 2014, including a fish passage and flood control channel. Phase II will be the replacement of the Hollister Avenue Bridge over San Jose Creek and the construction/replacement of the remaining 200 – 300 feet of the channel.

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 2014: The 2013 annual safety audit was completed by the City of Goleta and County System Safety and Reliability Review Committee (SSRRC) on November 12 and December 3, 2013, as a component of the Safety, Inspection, Maintenance and Quality Assurance Plan (SIMQAP) for the Ellwood Onshore Facility (EOF). 64 audit findings were made by the SIMQAP team. As of December 2014, all audit findings have been satisfactorily remedied.

The 2014 annual safety audit was completed by the City of Goleta and SSRRC on November 5 and November 18, 2014. 45 audit findings were made. As of December 2014, 44 audit findings have been satisfactorily remedied.

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 2014: The City's Multi-Jurisdictional Hazard Mitigation Plan, adopted by City Council in 2012, identifies natural hazards throughout Santa Barbara County. The plan includes all eight cities and presents an assessment of critical facilities vulnerable to these hazards. The plan also lists potential actions needed to reduce risk and future damage.

In 2014, the City developed a new Emergency Operations Plan (EOP). The City's Public Safety Committee reviewed the EOP at a meeting on September 11, 2014 and

recommended Council adoption. On October 7, 2014, the City Council adopted the EOP via Resolution 14-53. The City's new EOP has been created to comply with the National Incident Management System (NIMS), the Standardized Emergency Management System (SEMS), and the local Santa Barbara County Emergency Operations Plan. The City originally adopted an EOP in 2006. However, there were a significant number of operational and organizational aspects to the 2006 EOP that either conflicted with or did not pertain to the City of Goleta. The new 2014 EOP was further tailored to the City's organizational structure and emergency events more likely to affect the City by removing those conflicting aspects from that document, and incorporating the SEMS and NIMS references that are now required.

The City also received a 2014 Helen Putnam Award for Excellence in Public Safety for Goleta Prepare Now/Goleta Prepárese Hoy Program. The Program is aimed at increasing the level of overall awareness and emergency preparedness in the City of Goleta for residents, visitors, and the workforce through bi-lingual public education, the provision of emergency preparedness materials and the training of volunteers.

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 2014: The City of Goleta is compliant with Chapter 47 of the California Fire Code (adopted as amended by Ordinance 13-05) which expands building standards for construction within high fire hazard zones at wildland-urban interface areas. The City is also working on the implementation of the Community Wildfire Protection Plan, which was approved by City Council on March 20, 2012 (Reso. No. 12-21) in the 2014 timeframe with a focus on the Ellwood Mesa Open Space.

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 2014: The development of a new zoning code was underway in the 2014 time period.

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 2014: Design review is under the authority of the Goleta Municipal Code 2010, Title 2 Administration & Personnel, Chapter 2.08 Design Review Board. 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 2014: Story poles are informally required for all major discretionary permits. The study of and requirements for story poles and visual simulation procedures will be included in the new zoning code. The development of a new zoning code was underway in 2014.

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 2014: A Historic Preservation Board or Committee has not been formed yet; however, a Historic Preservation Board or Committee is anticipated to be included within the new zoning code. The development of a new zoning code was underway in 2014. Until such time that a Historic Preservation Board or Committee is established, City staff analyzes projects which include or may include historic elements per the City's adopted Environmental Thresholds Manual. Staff utilizes historic reports prepared by a City approved Architectural Historian, and in some instances the Design Review Board may be called upon to advise staff in the processing of cases including historical structures and landscapes. The City's Public Tree Advisory Commission (PTAC) overseen by the Public

Works Department, assists in evaluating the City's partial inventory of historically significant trees, a complete street tree inventory, and a near complete park tree inventory.

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 2014: An AB 1600 Study (or a "nexus study") was prepared by the County of Santa Barbara, as required by the Mitigation Fee Act of 1987, and development impact fees were adopted. Upon incorporation, the City inherited the existing fees. The AB 1600 5-Year Report was presented by the Public Works (formerly Community Services) Department to the City Council at a public meeting held on January 19, 2010.

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 2014: The maintenance of a Capital Improvement Program (CIP) and budget is an ongoing activity of the Capital Improvement Program Division of the Public Works Department. The City reviews its CIP in five year increments, with annual evaluations, following the fiscal (not calendar) year to support the budget process, consistent with the direction provided in TE-IA-2. During the 2014 time period, the City implemented the 2009-2014 CIP, adopted by the City Council in 2010. The City's overall CIP includes 75 projects at an estimated construction cost of over $235 million dollars. Of these, there are currently 28 active CIP projects with an estimated cost of over $123 million dollars.

Projects under construction during 2014 included the Patterson Avenue Sidewalk Infill Project, San Jose Creek Capacity Improvement and Fish Passage Project, Santa Marguerita and Cathedral Oaks Pedestrian Improvements, Stow Canyon Sidewalk Infill Project, Los Carneros Overhead Replacement Project, and Las Vegas and San Pedro Creek Culvert Replacements.

A number of other projects are in the design phase some of which include the San Jose Creek Bike Path Middle Extent Project, Ward Drive Class II Bike Lanes, Hollister Avenue

Crosswalk Improvements, Old Town Sidewalk Infill, Ekwill Street and Fowler Road Extension, Hollister Avenue Bridge Replacement, Marie Ygnacio Bike Trail Lighting, Old Town LED Street Light Replacement, Patterson Ave./Highway 101 Southbound Ramp Improvements, Hollister Class I Bikeway, and Highway 101 Overpass Project,

TE-IA-3 Street Design Standards. The City will prepare a street design manual that sets forth standards for design of street facilities, including travel lanes, on-street parking, center medians, landscape strips, sidewalks, bikeways, bus turnouts, bus shelters, street trees, and other facilities located within street rights-of-way. The standards shall include dimensional requirements for the various facilities.

Summary 2014: Street engineering design standards were adopted upon City incorporation using the County of Santa Barbara standards. Nothing specific has been developed beyond these standards.

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

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 2014: While the City does not have a comprehensive NTMP, efforts are still underway to implement existing regulations, such as AB 321 and related reduced school zone vehicle speeds consistent with City Council Resolution 07-65.

The City actively participates with the Goleta Union School District to ensure that traffic management is maintained in school zones. City Council and Goleta Union School District maintain a consistent dialogue to discuss public safety and traffic enforcement program intended to enhance motorist and pedestrian safety. Examples of programs that are implemented to support traffic management include allocating a School Resource Deputy, providing support for 17 Neighborhood Watch programs, and the School Zone Traffic Enforcement Program.

Additionally, the City provides some funding for the Coalition on Sustainable Transportation (COAST) to help educate school children on safe biking and walking as well as supports the "Safe Routes for Seniors" program. The City has applied for and been awarded grants for Safe Routes to School projects like the Cathedral Oaks/Santa Marguerita Crosswalk Improvement Project, the Hollister Class I Bikeway Project, and the Stow Canyon Sidewalk Infill Project. The City asks schools to provide letters of support in the grant application process.

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 2014: In 2014, the City worked on a parking study in Goleta Old Town to assess opportunities and constraints with the overall goal to improve parking for businesses on or near Hollister Avenue. A draft study was completed and presented various options and alternatives, but did not present a final plan for Old Town in effort to eliminate some on-street parking. After the dissolution of the RDA in February 2012, the adoption and timing of future implementation of this program is uncertain due to funding.

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 2014: A City of Goleta Bicycle Transportation Plan that addresses Section 891.2 of the California Streets and Highways Code was adopted by the City Council (Resolution 09-57) in 2009 and is valid for five years. Implementation focused on bike lane striping improvements throughout City streets during regular street maintenance activities.

Additionally, in 2014 the City also applied for and received a $203,415 grant from the California Strategic Growth Council for a Bicycle/Pedestrian Master Plan project. The Bicycle/Pedestrian Master Plan has three goals: Identify gaps and barriers, both perceived and actual, in the existing bicycle and pedestrian network where high priority routes are discontinuous. Develop a metric and methodology for prioritizing alternative transportation projects including identifying need in disadvantaged communities such as Old Town Goleta, family friendly routes, and a tiered bicycle network that serves experienced riders and less experienced riders. Incorporate bicycle and pedestrian design guidance into our road standards that can be applied to a typology of different streets. Each of these goals leads to an improvement consistent with best practices, better neighborhood connectivity that allows for more bicycle and pedestrian travel, less vehicular trips, a reduction in greenhouse gas emissions, and improvements to public health.

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 2014: An AB 1600 Study (or a "nexus study") was prepared by the County of Santa Barbara, as required by the Mitigation Fee Act of 1987, and development impact fees were adopted. Upon incorporation, the City inherited the existing fees. The AB 1600 5-Year Report was presented by the Public Works (formerly Community Services) Department to the City Council at a public meeting held on January 19, 2010.

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 2014: The maintenance of a Capital Improvement Program and budget is an ongoing activity of the City of Goleta Public Works Department. The CIP budget is adopted annually by City Council, specifically Resolution 14-36, as part of the City's overall budget.

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 2014: The development of a new zoning code was underway in 2014, including a Noise Ordinance.

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 2014: 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 2014: The Sheriff's Department and the City's Code Enforcement Officer respond to noise complaints and track them along with other complaints in the City's Complaint Tracking System.

3.9 Housing Element

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

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 2014: On December 29, 2011, the California Supreme Court issued an opinion in *California Redevelopment Association v. Matosantos*, upholding Assembly Bill 1X 26. As a result, all California redevelopment agencies (RDAs) were dissolved, effective February 1, 2012. In the case of Goleta, its former RDA Project Area generated roughly $3.88 million dollars a year in Tax Increment, of that 20% or $776,000 would have been directed to the RDA's Low-Moderate Income Housing Fund to further affordable housing in the Project Area. That source of funding for affordable housing is no longer available going forward and the LMIHF is now closed out with a zero balance. The remaining balance in the LMIHF was remitted to the Santa Barbara County Auditor/Controller for distribution to the affected taxing entities pursuant to AB 1X26 and the subsequent clean-up legislation AB 1484. As a result of the dissolution of the RDA, IP-1A was not implemented in 2014, though the City still considers the need for such clauses, as needed.

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 2014: Fair housing services and complaint responses are provided to City of Goleta residents under a contract with the City of Santa Barbara's Rental Housing Mediation Task Force (RHMTF) which provides information on fair housing laws and tenant-landlord mediation services. The City's website also provides information to residents regarding fair housing services and related complaint response procedures (http://www.cityofgoleta.org/index.aspx?page=468). The City also refers lower income residents, particularly agricultural workers, to the California Rural Legal Assistance. In addition, the City addresses fair housing issues via CDBG funds as required by U.S. Department of Housing and Urban Development (HUD).

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 2014: While the City has not yet designated a "City Equal Opportunity Coordinator", actions were taken to further the requirements of this implementation program through an ongoing contract with the City of Santa Barbara's Rental Housing Mediation Task Force to provide education, respond to housing complaints, and provide mediation services. The Legal Aid Foundation of Santa Barbara County also provides pro bono legal advice at the Goleta Community Center and the Goleta Senior Center. The services provided by the RHMTF are intended to educate the public on fair housing laws and mediate tenant-landlord disputes in an attempt to prevent housing discrimination.

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 2014: The development of a new zoning code was underway in 2014, including an Antidiscrimination Ordinance.

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 2014: The City held one public meeting with the Planning Commission (February 24, 2014) and one public meeting with the City Council (March 18, 2014) as part of the Annual Progress Report and related tracking of the status of Housing Element programs. Following City Council review and approval, the report was forwarded to the State Department of Housing and Community Development (HCD) and Office of Planning & Research on March 25, 2014.

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 2014, in accordance with requirements of state law.

Summary 2014: On December 16, 2015, the City Council adopted a new Housing Element of the General Plan for the 2015-2023 Planning Period. This Housing Element replaced the 2007-2014 Planning Period Housing Element in its entirety. For further information on the development of the Housing Element 2015-2023, see *Section 3.10.4 Housing Element Update Process (2015-2023)* below.

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 2014: The City has generally relied on RDA funds for community outreach activities on housing issues. With the dissolution of the RDA on February 1, 2012, pursuant to Assembly Bill 1X26, funds for many of these outreach efforts were consequently

eliminated. As such, outreach efforts were at a reduced level as the City works to re-assemble a more complete program.

In 2014, the City awarded $7,000 in City General Funds and $2,000 in CDBG funds to agencies for transitional housing and outreach to the homeless residing in their vehicles. The City provides public information regarding housing issues via a website on Fair Housing Services. Contact information for the Legal Aid Foundation's Legal Resource Center and the City of Santa Barbara's Rental Housing Mediation Task Force, are also on the website.

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 2014: Historically, The City participates on the South Coast Affordable Housing (SCAH) Task Force and the Santa Barbara County Ten Year Plan to End Chronic Homelessness Advisory Committee. These two entities were consolidated in 2012 into a new advocacy group entitled the Central Coast Collaborative on Homelessness (C3H), which is a new countywide initiative dedicated to the efficient and effective delivery of homeless related services throughout our region. The City continues to participate with this advisory group.

The City also participates on the Joint Affordable Housing Task Group (Goleta, City of Santa Barbara, City of Carpinteria, and Santa Barbara County) that seeks to enhance the principles of the coordination and cooperation in the application of resources to facilitate the creation of additional affordable housing on the South Coast. This group meets quarterly. Developers and housing advocates participate to share issues and concerns and generate dialogue to identify solutions.

The City is also a member of the Santa Barbara County HOME Consortium and its Capital Loan Committee which serves as a technical advisory committee to the Santa Barbara County Housing and Community Development Department, reviewing all housing projects prior the commitment of HOME funding. The HOME Consortium has funded numerous affordable housing projects and programs over the past several years, including projects in the City of Goleta.

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 2014: 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 Development 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 development impact fee for new nonresidential development.

Summary 2014: The City retained Economic Planning Systems, Inc. (EPS, Inc) to prepare a commercial/housing nexus study and affordable housing fee study, consistent with direction provided in the Housing Element. The studies address fees for nonresidential and residential uses respectively. The fee studies are under revision to reflect recent case law decisions that have clarified the development and applicability of related fees. Until the fee studies are done, affordable housing requirements from nonresidential uses are currently fulfilled through administrative/policy requirements.

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 development impact 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 (such as 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 a development impact fee for affordable housing production, acquisition of at-risk units, or rehabilitation of affordable housing pursuant to the programs identified herein.
c. Deposit the payment of development impact fees (based on a dollar amount per square foot of nonresidential development) into a housing trust fund.

Summary 2014: The City retained Economic Planning Systems, Inc. (EPS, Inc) to prepare a commercial/housing nexus study and affordable housing fee study, consistent with direction provided in the Housing Element. The studies address fees for nonresidential and residential uses respectively. The fee studies will serve as the basis for the jobs/housing linkage program. Refer to the IP-3A discussion for more detail about nonresidential development and employee housing programs.

In addition to the development of housing fees and a related ordinance, the City participates in roundtable discussion with various entities on the subject of workforce housing. Refer to the IP-2D discussion for more detail.

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 2014: The City of Goleta continues to consider an employee housing program for City staff. To explore possible options, the City participates as full members of the Coastal Housing Partnership which offers services and incentives to member employees related to home buying, mortgage refinancing and rental housing benefits. Refer to the IP-2D and IP-3A discussion for more detail about employee housing programs. The City has also been in discussions with the Housing Trust Fund of Santa Barbara County to expand the existing South Coast Workforce Homebuyer Program (SCWHP). The purpose of the SCWHP is to expand homeownership opportunities for local workforce households earning between 120-200% of Area Median Income (AMI) by providing down payment loan assistance to help local employees purchase an entry-level home within the City of Goleta or greater South Coast region of Santa Barbara County. The program creates a Workforce Housing Fund that will offer low-cost down payment loans up to $100,000 to help local employees purchase an entry-level home in the community. Currently in existence in the City of Carpinteria, the Housing Trust Fund and the City of Goleta are seeking to expand SCWHP to the City of Goleta.

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 2014: The development of a new zoning code was underway in 2014 and will include provisions for live/work opportunities as detailed in IP-3D.

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 2014: While the City did not have any activity with developers and nonprofit housing organizations in regards to collaborative housing projects, the City continues to work with developers and nonprofit groups to provide collaborative housing. Refer to IP-2D for additional information regarding the City's support of and participation on collaborative housing solutions.

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 development 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 extremely low-, 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 development impact fees for such units will not result in unanticipated and/or unmitigated impacts.

Summary 2014: The development of a new zoning code was underway in 2014 and will include specific standards related to SRO units.

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 state law:

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 development impact fee structure that provides lower development 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 2014: 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 2014: As a member of the C3H group (formerly the South Coast Homeless Advisory Committee), the City of Goleta is working to locate and fund shelters to meet the needs of the community and to encourage positive relations between neighborhoods and providers of emergency shelters and residential care facilities. While there is not one designated staff person to address questions or comments regarding these facilities, the City's Neighborhood Services Department staff oversees related issues and applicable correspondence. In addition, the City's Code Enforcement Officer responds to specific code related complaints and attempts to mediate neighborhood concerns as they arise.

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 2014: The development of a new zoning code was underway in 2014. Procedures for reasonable accommodation requests are included in a Housing Element-Related Zoning Regulations and Definitions that will be presented to City Council ahead of the comprehensive new zoning code in early in 2015.

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 2014: As part of the City's Building Code, adaptable units are required for certain residential developments. In 2014, 25 adaptable units were constructed as part of the Willow Springs II development.

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 2014: The Housing Authority of the County of Santa Barbara (HACSB), acting on Goleta's behalf and with approval from the U.S. Department of Housing and Urban Development (HUD), continues to assist the City of Goleta with its affordable housing rental stock. The HACSB owns and/or manages 140 units within the City limits and owns and/or manages an additional 122 rental housing units outside the City limits that have Goleta addresses. As of 2014, the Housing Authority of Santa Barbara County also currently provides Section 8 rental assistance to 193 low-income families.

IP-5E Programs to Address Homeless Needs. The City will continue to support organizations that meet the housing and supportive service needs of the homeless and those at risk of homelessness. The City's current zoning ordinance provides multiple zones in which emergency shelters are a permitted use, single room occupancy units are a permitted use, and transitional and supportive housing are treated as residential uses. The City will ensure that its new zoning ordinance will continue to comply with state law with regard to emergency shelters, single room occupancy units, and transitional and supportive housing.

Summary 2014: The City continues to support the Santa Barbara County Continuum of Care (COC) and its efforts to implement its Ten Year Plan to End Chronic Homelessness. 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, training, and educational services on a regional basis. The City is also a member of the C3H group, which typically meets monthly and provides a forum to discuss regional issues related to homelessness. In support of homeless services and programs in 2014, the City allocated $9,000 to agencies providing services to assist with the local needs of the homeless community.

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 2014: There was no action to date on homesharing and tenant matching opportunities for seniors. However, there were other programs that were implemented in support for Goleta seniors including funding for an Adult Day Care Program serving approximately 60 Goleta seniors and a Senior Nutrition Program serving approximately 180 Goleta seniors.

IP-5G Farmworker Housing. The City will ensure that it continues to comply with state law to allow development of farmworker housing in areas zoned for agriculture and residential uses. The City will ensure that its new zoning ordinance will continue to comply with state law.

Summary 2014: The development of a zoning code was underway in 2014 and will include provisions for farmworker housing standards. Definitions related to farmworker housing are included in a Housing Element-Related Zoning Regulations and Definitions that will be presented to City Council ahead of the comprehensive new zoning code in early in 2015.Regardless of the new zoning code, farmworker housing is allowed in agriculturally-designated land uses, consistent with Table 2-4 of the Land Use Element.

IP-6A Rezone Vacant Sites for Housing. Rezone vacant nonresidential sites to residential and increase densities on certain residential sites as shown in Tables 10A-27 and 10A-28 and Figure 10A-2 in the Technical Appendix.

Summary 2014: Concurrent with the adoption of the General Plan on October 2, 2006, the City Council adopted an ordinance to rezone mid-Hollister parcels 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 2014: Provisions to enable mixed-use development in Old Town are under development in 2014 as the City develops a new zoning code. Regardless of the new zoning code, 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-26 and Figure 10A-2 in the Technical Appendix at densities of up to 20 units per acre.

Summary 2014: Provisions to encourage redevelopment of nonresidential sites to include residential uses (mixed use) are under development in 2014 as the City develops a new zoning code. Regardless of the new zoning code, 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 2014: 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 revised building intensity standards 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 2014: Building intensity standards detailed in the General Plan Land Use Element Tables 2-1 through 2-4 apply flexibility to building standards that are supportive of the best design of a project. The added flexibility is intended to lend support for residential projects meeting or exceeding the affordable housing requirements in the Housing Element where the affordable housing is proposed to be constructed as part of the project. Additional incentives and flexibility are under development as part of the new zoning code.

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 2014: On February 15, 2011, the City executed a license and maintenance agreement with the National Railroad Passenger Corporation authorizing the City to maintain the restroom facilities and the bike lockers at the Goleta Amtrak Station. The City continues to work with Amtrak and adjacent land owners to further improve the accessibility of the station and increase the frequency of passenger trains in support of the local employment centers. Improved passenger train scheduling, better access to the station from adjacent platform extensions and other modifications to the station would provide traffic solutions for local employment centers along the Hollister corridor.

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 2014: The development of a new zoning code was underway in 2014 and will include provisions to allow mixed use development. Regardless of the new zoning code, 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 2014: The development of a new zoning code was underway in 2014 and will include provisions to encourage affordable housing. Regardless of the new zoning code, 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 work with 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 2014: The City Code Enforcement Officer and Building Official enforce related standards. Rehabilitation grants were previously advertised for and issued in the Old Town Redevelopment Area. Said grants were previously provided to assist low and moderate income residents to upgrade housing quality and enhance health and safety. On December 29, 2011, the California Supreme Court issued an opinion in *California Redevelopment Association v. Matosantos*, upholding Assembly Bill 1X 26. As a result, all

California redevelopment agencies (RDAs) were dissolved, effective February 1, 2012. In the case of Goleta, its former RDA Project Area generated roughly $3.88 million dollars a year in Tax Increment, of that 20% or $776,000 would have been directed to the RDA's Low-Moderate Income Housing Fund to further affordable housing in the Project Area. That source of funding for affordable housing is no longer available going forward and the LMIHF is now closed out with a zero balance. The remaining balance in the LMIHF was remitted to the Santa Barbara County Auditor/Controller for distribution to the affected taxing entities pursuant to AB 1X26 and the subsequent clean-up legislation AB 1484. Despite the dissolution of the RDA, the City continues to operate a Code enforcement and inspection program which 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 2014: The City has publicized rebate and loan programs on the City's Cox Cable Public Affairs TV channel throughout the 2014 reporting period. Through the South County Energy Efficiency Partnership (SCEEP), the City coordinates with Southern California Edison (SCE) and the Southern California Gas Company to promote local outreach events and educational resources to provide easy solutions to reducing energy use in homes, businesses, and industries. Through SCE's Direct Install Program qualifying businesses using less than 100kW monthly are provided free energy assessments, free energy efficient products, and free installation. Additionally, through the Comprehensive Mobile Home Program, mobile home residents can receive free energy-efficient products including compact fluorescent light bulbs (CFLs), low-flow showerheads, free weatherization, duct testing, and much more.

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 extremely low-, 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 for extremely 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 2014: The development of a new zoning code was underway in 2014 and will include a new Condominium Conversion Ordinance.

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 2014: 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. Where affordable housing was created after incorporation, the City is responsible for general compliance. In previously RDA-funded projects, City staff monitors the affordability covenants. The City is working with legal and planning staff on an ongoing program and related policies to monitor compliance with these covenants.

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 2014: The Housing Authority of the County of Santa Barbara (HACSB), acting on Goleta's behalf and with approval from the U.S. Department of Housing and Urban Development (HUD), continues to assist the City of Goleta with its affordable housing rental stock. The HACSB owns and/or manages 140 units within the City limits and owns and/or manages an additional 122 rental housing units outside the City limits that have Goleta addresses. As of 2014, the Housing Authority of Santa Barbara County also currently provides Section 8 rental assistance to 193 low-income families.

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 2014: The City previously supported volunteer efforts through the use of Redevelopment Agency Housing Rehabilitation Grants that paid homeowners to get their homes repaired and maintained at no cost to them. See IP-8J for the City's use of Rehabilitation Grants. Due to the dissolution of Redevelopment Agencies by the State, effective February 1, 2012, the City is no longer offering housing rehabilitation grants. As a result of actions within State legislature, the City was not allowed to retain the Low- to Moderate-Income RDA Set-aside funds for future housing programs. The City continues to

explore other funding sources and opportunities to formally organize volunteer programs. See IP-8A for further information regarding the elimination of redevelopment agencies.

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 2014: 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. The City shall include in the new zoning ordinance regulations for the removal or displacement of residential units.

Summary 2014: Regulations for the removal or displacement of residential units are under development as part of the new zoning code.

IP-8I Development Impact Fees for Mobile Home Parks. Continue to provide a tiered development impact fee structure that has lower development impact fees for mobile home units located in mobile home parks commensurate with the lower level of impacts for this type of development as compared to conventional development.

Summary 2014: 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. The estimated Housing Set-Aside funds that will accrue to the Redevelopment Agency beginning FY 2009-10 through FY 2013-14 is $2,488,166.

Summary 2014: On December 29, 2011, the California Supreme Court issued an opinion in *California Redevelopment Association v. Matosantos*, upholding Assembly Bill 1X 26. As a result, all California redevelopment agencies (RDAs) were dissolved, effective February 1, 2012. In the case of Goleta, its former RDA Project Area generated roughly

$3.88 million dollars a year in Tax Increment, of that 20% or $776,000 would have been directed to the RDA's Low-Moderate Income Housing Fund to further affordable housing in the Project Area. That source of funding for affordable housing is no longer available going forward and the LMIHF is now closed out with a zero balance. The remaining balance in the LMIHF was remitted to the Santa Barbara County Auditor/Controller for distribution to the affected taxing entities pursuant to AB 1X26 and the subsequent clean-up legislation AB 1484. The City is currently seeking alternative funding sources to assist with the Housing Rehabilitation Program.

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 2014: The City Council periodically reviews and updates the Design Review process. 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 2014: On October 5, 2010, the City Council reviewed and updated the City's Strategic Plan and retained a related goal, entitled, "Promote Green, Sustainability, and Energy Efficiency Policies at City Hall and in the Community." In an effort to implement this directive, members of the City Council participate on a "Green Issues" Committee. The City is also a member of the South County Energy Efficiency Partnership (SCEEP) which is funded by the California Public Utilities Commission with the purpose of establishing energy efficiency programs and projects.

The City uses its website to communicate energy efficiency projects to the public at the Go Green Goleta link. Go Green Goleta is an initiative of the City Manager's Office to brainstorm creative initiatives and cultivate awareness about the importance of "Going Green". The City's Design Review Board also considers solar design issues within their purview.

The development of a new zoning code was underway in 2014 and will consider the development of solar design standards.

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 2014: On October 16, 2012, the City adopted Chapter 15.12.020-15.12.090 of Title 15 of the Goleta Municipal Code via Ordinance No. 12-13, which creates the framework for incorporating voluntary and mandatory green building measures into the design, construction, and operations of non-City owned buildings. On October 2, 2012, the City adopted a green building policy for City-owned and operated buildings to require facilities to be LEED certified at the Silver level via Resolution No. 12-65. Together, this ordinance and policy constitute the City's Green Building Program, effective since January 1, 2013. The Green Building Program includes free resources and released a program brochure and a Green Building Program Guide, which includes information about green building best practices, the building performance assessment process, questions to ask your design and building professional, as well as utility rebates and financing options.

On November 19, 2013, the City adopted the updates for the 2013 California Building, Electrical, Plumbing, Mechanical, Residential and Green Building Codes via Ordinance No. 13-05. The updates were required to ensure that the City's municipal code is consistent with the State building regulations.

IP-10A Implement Actions to Address Remaining Extremely Low, Very Low, Low-, and Moderate-Income Housing Need. Implement Actions to Address Remaining Extremely Low-, 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 extremely low-, 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 inclusionary housing in-lieu funds, fast-track processing, and reduced fees as appropriate to the development of the site.

Summary 2014: Multiple residential projects, include some affordable units, are under review pending approval. The City continues to work with developers and housing advocates to ensure that the maximum number of affordable units are generated at each project site. The City is working with non-profit housing providers/financers such as People's Self Help to facilitate the coordination of affordable housing. Note that as a result of its dissolution, RDA funds are no longer available, and the City is utilizing other mechanisms to facilitate funding for affordable housing via partnerships with the Santa Barbara Housing Trust Fund and other financing entities.

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 extremely low-, very low- and low-income household needs.

Summary 2014: Prior to 2011, rehabilitation grants were provided to assist low and moderate income residents to upgrade housing quality and enhance health and safety. On December 29, 2011, the California Supreme Court issued an opinion in *California*

Redevelopment Association v. Matosantos, upholding Assembly Bill 1X 26. As a result, all California redevelopment agencies (RDAs) were dissolved, effective February 1, 2012. In the case of Goleta, its former RDA Project Area generated roughly $3.88 million dollars a year in Tax Increment, of that 20% or $776,000 would have been directed to the RDA's Low-Moderate Income Housing Fund to further affordable housing in the Project Area. That source of funding for affordable housing is no longer available going forward and the LMIHF is now closed out with a zero balance. The remaining balance in the LMIHF was remitted to the Santa Barbara County Auditor/Controller for distribution to the affected taxing entities pursuant to AB 1X26 and the subsequent clean-up legislation AB 1484. See IP-8A regarding the elimination of redevelopment agencies.

IP-10C State Density Bonus Law. Incorporate the requirements of State Density Bonus Law into the new zoning ordinance and consider requests by applicants for density bonuses and related incentives or concessions pursuant to the new zoning ordinance consistent with state law.

Summary 2014: Adhering to State Density Bonus law is specified in the General Plan, but not yet in the zoning code. The development of a new zoning code was underway in 2014. Reference to California Density Bonus law is included in a Housing Element-Related Zoning Regulations and Definitions that will be presented to City Council ahead of the comprehensive new zoning code in early in 2015.

IP-10D Offer Incentives. Update and administer the zoning ordinance provisions to encourage an increase in the supply of well-designed housing for extremely low-, very low-, low-, and moderate-income households. Offer incentives consistent with the subpolicies and programs established in HE 10.

Summary 2014: The development of a new zoning code was underway in 2014. The zoning ordinance will include provisions to encourage an increase in housing for the extremely low-, very low-, low-, and moderate-income households.

IP-10E Modify Procedures and Materials to Expedite Project Review. Modify procedures and materials to expedite project review to encourage an increase in the supply of well-designed housing for extremely low-, very low-, low-, and moderate-income households. Expedited project review also applies to all rental projects. Specific procedures include, but are not limited to:

a. Establish a "concept review" process that is subject to the Planning Director's oversight to enable early feedback and direction for development design.
b. Establish an in-house processing team to assist developments that are beneficial to the City and provide a significant number of affordable units.
c. Create a specific project review checklist of General Plan and other City requirements appropriate for each project application submitted.
d. Establish "fast track" processing procedures in the new zoning code and other mechanisms to fit with funding requirements and encourage desirable affordable housing projects that have a significant number of affordable units.

Summary 2014: The establishment of a "concept review" process was adopted via Ordinance No. 09-01 on February 17, 2009 as an additional responsibility of the Planning Commission, which has since been codified in Section 2.09.100, Chapter 2.09, Title 2 of the Goleta Municipal Code. None of the affordable housing overlay project applicants have availed themselves of that opportunity, yet three non-affordable housing overlay residential projects have taken advantage of the "concept review" option to date.

Weekly City staff-led "Project Review Team Meetings" occurred throughout 2014 to facilitate multi-departmental review of project applications such as the Village at Los Carneros project and Cortona Apartments project. The purpose of these meetings is to facilitate the efficient and timely resolution of project development proposal issues and conflicts such as needed road abandonments, fees, and park requirements. The meetings continue to occur on a weekly basis, supporting a large number of development project permit processing.

IP-10F 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 extremely low- and very low-income households.

Summary 2014: No action to date.

IP-10G 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 2014: The Transfer of Development Rights Ordinance is under preparation as part of the new zoning code.

IP-10H 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 undergrounding 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 2014: Parking standards are under development as part of the new zoning code.

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, inclusionary housing in-lieu payment amount, management of the units, fractional unit requirements as it relates to affordable unit counts, standard agreements and covenant documents, etc.

Summary 2014: Inclusionary housing regulations are under development as part of the new zoning code. General Plan Housing Element inclusionary standards are enforced.

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 extremely low-, very low-, low-, and moderate-income units, and ensure that these units are maintained as affordable housing.

Summary 2014: Affordable housing units are monitored as part of agreements 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. In previously RDA-funded projects, City staff monitors the affordability covenants.

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 inclusionary housing in-lieu payments under inclusionary requirements for residential development.
b. Adopting affordable housing development impact fee 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 extremely low- and very low income units.

Summary 2014: The City expended its affordable housing funds as part of its support for the Sumida Gardens Apartment Project in an effort to support the construction of 34 lower income rental units. As such, the City's local source affordable housing fund was exhausted in 2009. Through a development agreement, the City was able to secure

$806,450 from the Haskell's Landing project through an In-Lieu payment for very low, and low income units. Moreover, through the ATK Space expansion project, the City was also able to secure $80,645 through an in-lieu payment. Similarly, as part of the Courtyard Marriott project, the City was also able to secure $273,933 through an in-lieu payment. As of December 31, 2014, the existing balance in the Housing In-Lieu fund totaled $1,544,855.87 including earned interest. The following deposits to the Housing In-Lieu fund took place in 2014 (these do not include interest earnings): July 2014: Flir Systems - $19,400; August 2014: Cottage Health Systems - $83,500; and September 2014: St. George Project - $161,290. The following expense to the Housing In-Lieu fund took place in 2014: February 2014: Housing Trust Fund of Santa Barbara County for support of a South Coast Workforce Homebuyer Program, $25,000. The City continues to discuss collection of funds and leveraging of funds with the Housing Trust Fund of Santa Barbara County in anticipation of upcoming funds received through development agreements, etc.

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 2014: The City continues to seek grant funds for affordable housing and is a member of the Santa Barbara County HOME Consortium. The City did not receive any applications for HOME funding in 2014. In 2014, City staff worked with the Housing Trust Fund of Santa Barbara County to identify ways to connect the Housing Trust Fund services to housing project applicants.

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 2014: The City participates in the South Coast Joint Affordable Housing Task Force to coordinate the development and funding of affordable housing projects with other local jurisdictions and developers. In addition, the City has a practice of working with developers to identify funds, including City affordable housing funds, to support the development of affordable housing and quality design within new developments. Refer to IP-12B for more detail.

The City is also a member of the Santa Barbara County HOME Consortium and its Capital Loan Committee which serves as a technical advisory committee to the Santa Barbara County Housing and Community Development Department, reviewing all housing projects prior to the commitment of HOME funding.

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 2014: The Community Development Block Grant Program (CDBG) Annual Plan was approved by the City Council on May 6, 2014 and lists local and external sources of housing funds with disbursement opportunities. See IP-8A regarding the elimination of redevelopment agencies.

3.10 Housing Element Tables

3.10.1 Regional Housing Needs Allocation Tracking

Government Code Section 65400(a)(2)(B) requires the General Plan progress report to include a description of the progress in meeting the City's share of regional housing needs, including a description of actions taken by the City towards completion of programs and status of compliance with deadlines in the Housing Element. As such, a series of tables are presented below to document progress towards meeting the regional housing needs allocation through the 2007-2014 reporting period, and also to identify important residential housing projects that are unbuilt or pending. Refer to Appendix C for completed housing forms, as adopted by the California Department of Housing and Community Development (HCD) and required to be completed by Government Code Section 65400(a)(2)(B).

Table 2 documents the number and type of residential units built in 2014. The income range for the unit is also provided.

Table 2
Residential Units Completed in 2014

Development	Location	Number and Type of Units		
		Number	Structure Type	Income Group
Haskell's Landing	7970/7972 Whimbrel Lane	2	Single Family Attached	2 Above Moderate
Haskell's Landing	13/15/17 Sanderling Lane	3	Single Family Attached	3 Above Moderate
Haskell's Landing	10 Sanderling Lane	1	Single Family Detached	1 Above Moderate
Haskell's Landing	20/30 Sanderling Lane	2	Single Family Attached	2 Above Moderate
Willow Springs II	60 Sycamore Terrace	8	5+ Unit Structure	8 Above Moderate
Willow Springs II	70 Sycamore Terrace	16	5+ Unit Structure	16 Above Moderate
Willow Springs II	90 Sycamore Terrace	8	5+ Unit Structure	8 Above Moderate
Willow Springs II	80 Sycamore Terrace	16	5+ Unit Structure	16 Above Moderate
Willow Springs II	92 Willow Springs Court	4	2-4 Unit Structure	4 Above Moderate
Willow Springs II	83 Sycamore Terrace	8	5+ Unit Structure	8 Above Moderate
Haskell's Landing	100/102 Sanderling Lane	2	Single Family Attached	2 Above Moderate
Haskell's Landing	103 Sanderling Lane	1	Single Family Detached	1 Above Moderate
Haskell's Landing	113/115/117 Sanderling Lane	3	Single Family Attached	3 Above Moderate
Willow Springs II	88 Willow Springs Court	8	5+ Unit Structure	8 Above Moderate
Willow Springs II	100 Sycamore Terrace	8	5+ Unit Structure	8 Above Moderate
Willow Springs II	82 Willow Springs Court	8	5+ Unit Structure	8 Above Moderate
Willow Springs II	96 Willow Springs Court	16	5+ Unit Structure	16 Above Moderate
Haskell's Landing	40/50 Sanderling Lane	2	Single Family Attached	2 Above Moderate
Haskell's Landing	60 Sanderling Lane	1	Single Family Detached	1 Above Moderate
Haskell's Landing	33/35/37 Sanderling Lane	3	Single Family Attached	3 Above Moderate
Haskell's Landing	70/72 Sanderling Lane	2	Single Family Attached	2 Above Moderate
Haskell's Landing	80/82 Sanderling Lane	2	Single Family Attached	2 Above Moderate
Haskell's Landing	90/92 Sanderling Lane	2	Single Family Attached	2 Above Moderate
Haskell's Landing	220 Sanderling Lane	1	Single Family Detached	1 Above Moderate
Haskell's Landing	240/242 Sanderling Lane	2	Single Family Attached	2 Above Moderate
Haskell's Landing	203/205/207 Sanderling Lane	3	Single Family Attached	3 Above Moderate

Definitions: AMI = Area Medium Income Moderate Income = 110% AMI
Note: Compiled from the 2014 Department of Finance Housing Unit Change Form.

Table 3 documents the built residential units, by income group, in 2014. A total of one hundred thirty-two (132) above moderate income units were constructed in 2014.

Table 3
Total Built Residential Units by Income Group

	Total Units Added	Extremely Low	Very Low	Low	Moderate	Above Moderate
2014 as Built Units	132					132

Definitions: Above Moderate = Households earning over 120 percent of the median household income.
Note: Compiled from the 2014 Department of Finance Housing Unit Change Form.

Table 4 compares the housing objective with the housing production. The housing objective is based on Goleta's Regional Housing Needs Allocation (RHNA) adopted by the Santa Barbara County Association of Governments for the 2007 -2014 planning period. The total units added in 2014 were 132 with a total remaining need of 1,201 units.

Table 4
Housing Objectives Update (2007-2014)

Income Level	RHNA Allocation by Income Level	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Extremely Low	189	0	0	0	0	0	0	0	0	0	189
Very Low	188	4	0	14	0	4	0	0	0	22	166
Low	279	4	0	10	0	0	0	0	0	14	265
Moderate	230	2	0	10	0	0	0	0	0	12	218
Above Moderate	755	5	56	166	1	3	7	22	132	392	363
Total RHNA Requirement	1,641	15	56	200	1	7	7	22	132	440	1,201

Note: Compiled from the 2007-2010 Housing Element Technical Appendix Tables and updated by Department of Finance Annual Housing Unit Count Survey Forms. The 2007-2014 housing unit need is established via the Regional Housing Needs Allocation, as determined by HCD and Santa Barbara County Association of Governments.

3.10.2 Removal of Constraints for Affordable Housing

The City has addressed barriers to the development of affordable housing in the 2014 reporting period through the review and approval or residential developments including affordable units.

The Village at Los Carneros Project was approved by the City Council on July 15, 2014. This project includes 465 residential units, of which 70 will be affordable residential units at various income levels.

3.10.3 Housing Element Update Process (2007-2014)

State law requires that every updated Housing Element be submitted to the HCD to evaluate statutory compliance, including RHNA. Housing Elements must be submitted twice to HCD for review and comment, once during development of the Draft Housing Element and again after adoption of the Housing Element by the local jurisdiction. The City submitted the updated Housing Element by the statutory deadline of August 31, 2009, received the HCD comments, revised the Housing Element according to the HCD's comments, and the City Council adopted the revised Housing Element on November 16, 2010 via Resolution No. 10-57 as explained in further detail below. After multiple Planning Commission and City Council hearings, the Draft Housing Element was submitted to the HCD for comment on June 18, 2009. Written comments from HCD were received on August 18, 2009, including a comment that the Draft Housing Element did not meet certification requirements. The City Council adopted the Housing Element, including numerous policy amendments, on August 18, 2009 with the direction to staff to address the HCD comment letter and ultimately to achieve certification.

Consistent with City Council direction, the Housing Element was updated and presented to the Planning Commission on November 8, 2010 and the City Council on November 16, 2010. The City Council adopted the Housing Element and related changes that addressed the HCD comment letter and directed staff to transmit the updated Housing Element to the HCD. In summary, the updated Housing Element better implements State law and allows for improved policy interpretation. A summary of the changes that were made to the Housing Element, as adopted by the City Council on November 16, 2010 via Resolution No. 10-57 is provided below:

Housing Element 2007-2014 Changes	Policy, Subpolicy, or Implementation Action Number
Extremely Low Income References	IP-4B; HE 8.4; IP-8C; HE 10.2; IP-10A; IP-10B; IP-10D; IP-10E; IP-10F; HE 11.1; HE 11.4; HE 11.5; HE 11.6; IP-11B; IP-12A
Farmworker Housing Policy Clean-up Per Regulations	IP-5G
Inclusionary Housing In-Lieu Payment Clarifications	IP-10A; HE 11.1; HE 11.2; HE 11.3; HE 11.8; IP-11A; HE 12.1; IP-12A
Non-Residential Development Impact Fee Clarifications	IP-3A; IP-3B; IP-4B; IP-4C; IP-8I; HE 12.3; IP-12A
Inclusionary Housing Requirements Clean-up	HE 11.1; HE 11.2; HE 11.4; HE 11.5; HE 11.6
Long-term Housing Affordability Controls Clean-up	HE 10.5
Technical Appendix Update Per HCD Comment Letter	Technical Appendix and related updates to Housing Element Section 10.1 Introduction & Section 10.2 Framework for Action
Clean-up Items: Zoning Ordinance Time Period Update	IP-1D; IP-3A; IP-3B; IP-3D; IP-4B; IP-4C; IP-5B; IP-5E; IP-5G; IP-6A; IP-6B; IP-6C; IP-6E; IP-6F; IP-7A; IP-7B; IP-8C; IP-8H; IP-10C; IP-10D; IP-10E; IP-10G; IP-10H; IP-11A
Clean-up Items: Implementation Program Time Periods	IP-2A; IP-10A; Table 10-4
Clean-up Items: Implementation Program Clarifications	IP-4C; IP-5E; IP-8H

3.10.4 Housing Element Update Process (2015-2023)

The City received the countywide RHNA of 11,030 units in June 2012 with the City-specific allocation by the Santa Barbara County Association of Governments (SBCAG) on July 18, 2013. The State HCD accepted the City-specific breakdown on August 22, 2013. The City's Housing Element required a comprehensive update to address the new RHNA for the 2014-2022 planning period. The new RHNA for the City is a total of 979 units (235 very low units; 157 low units; 174 moderate units; and 413 above moderate units). The new RHNA of 974 units is 667 units less than the prior RHNA cycle requirement of 1,641 units.

Income Group	2014-2022 Need
Extremely Low	117
Very Low	118
Low	157
Moderate	174
Above Mod	413
TOTAL	974

The City entered into an agreement with John Douglas and Associates as part of the effort to address the new RHNA and prepare a new Housing Element.

In 2014, City staff held two public workshops on the Housing Element update and updated the Planning Commission on two occasions. City staff also conducted a public workshop with the Planning Commission to review housing-related zoning regulations. On September 4, 2014, the City submitted a draft Housing Element and Technical Appendix to HCD for their review. On November 4, 2014 HCD issued a letter finding that the draft Housing Element 2015-2023 met the requirements of state law and will comply with state housing element law when adopted and submitted to HCD for final review. The City's Planning Commission, at a public hearing on December 8, 2014 recommended to City Council adoption of the Housing Element 2015-2023. At a public hearing on December 16, 2014, City Council unanimously adopted the Housing Element 2015-2023.

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

In 2015, the City will seek final certification of the Housing Element 2015-2023 and will implement the policies included in the document.

3.10.5 Housing Projects of Interest

In 2014, 335 residential units were under construction in the City and will likely receive occupancy in the 2015 timeframe. The majority of these units under construction are included in the following developments:

- Haskell's Landing (Hideaway Bungalows) with 69 remaining ownership units;
- Westar (Hollister Village) Mixed Use with 266 rental units; and

A number of projects are in the permit process totaling over 900 units in the 2014 time period. The largest of these pending projects include:

- 465 units at Village at Los Carneros (approved in 2014 and in the land use clearance phase);
- 176 units at Cortona Apartments;
- 60 units at Shelby;
- 60 units at Kenwood; and
- 175 units at Page Site.

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.

3.11 Summary

The General Plan Progress Report for the 2014 reporting period illustrates the maturing of a new city. With the adoption of the General Plan at the end of 2006 and the ensuing General Plan amendment process that was completed in 2010, this report is an important benchmark for the City. Significant accomplishments were realized through the amendment process, including applying the balancing of fixed versus flexible standards to a large number of residential projects that are in the development review process.

Additional steps are required to more fully effectuate the General Plan. With the completion of the City-initiated General Plan amendment process, the City is in the process of preparing a new zoning code and other important implementation actions called for in 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 City departments.

One of the most effective tools available to the City for the production and rehabilitation of affordable housing units was Redevelopment. As a result of the California Supreme Court ruling on December 29, 2011, the City's Redevelopment Agency ceased to exist as of February 1, 2012. The City will continue to explore alternative funding sources to fill the void that has been left by the dissolution of the Redevelopment Agency.

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Appendix A

General Plan/Coastal Land Use Plan
Implementation Programs and Actions Summary (2014)

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APPENDIX A
GOLETA GENERAL PLAN/COASTAL LAND USE PLAN
IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2014)

IP No.	Implementation Program / Action: Objective	Implementation Status[1]		
Land Use Element		**No Action**	**Underway/ Ongoing**	**Complete**
LU-IA-1	Preparation & Adoption of New Zoning Code & Map		X	
LU-IA-2	Adoption of Sphere of Influence for Goleta			X
LU-IA-3	Traffic Mitigation Agreements with UCSB, City of Santa Barbara, and County of Santa Barbara			X
LU-IA-4	Neighborhood Compatibility Ordinance/Program		X	
LU-IA-5	Transfer of Development Rights Ordinance/Program		X	
LU-IA-6	South Kellogg Industrial Area Compliance Program		X	
Open Space Element		**No Action**	**Underway/ Ongoing**	**Complete**
OS-IA-1	Preparation and Adoption of New Zoning Code		X	
OS-IA-2	AB 1600 Fee Study for Park, Recreation, and Open Space Facilities		X	
OS-IA-3	Feasibility Study for Open Space District/Acquisition Methods		X	
OS-IA-4	Preparation of Park System Master Plan		X	
OS-IA-5	Preparation of Individual Park Development and/or Management Plans		X	
Conservation Element		**No Action**	**Underway/ Ongoing**	**Complete**
CE-IA-1	Preparation of New Zoning Code		X	
CE-IA-2	Update of the CEQA Thresholds Manual	X		
CE-IA-3	Preparation of a Creek & Watershed Mngt Plan	X		
CE-IA-4	Preparation of a Tree Protection Ordinance		X	
CE-IA-5	Preparation of a Greenhouse Gas Reduction Plan			X
Safety Element		**No Action**	**Underway/ Ongoing**	**Complete**
SE-IA-1	New Zoning Code		X	
SE-IA-2	San Jose Creek Flood Control Project		X	
SE-IA-3	Annual Safety Audits of Oil and Gas Facilities		X	
SE-IA-4	Multihazard Emergency Response Plan			X
SE-IA-5	International Fire Code Council Urban Interface Code			X
Visual & Historic Resources Element		**No Action**	**Underway/ Ongoing**	**Complete**
VH-IA-1	Preparation and Adoption of New Zoning Code		X	
VH-IA-2	Preparation and Adoption of Design Guidelines		X	
VH-IA-3	Preparation and Adoption of Story Pole/Visual Simulation Procedures		X	
VH-IA-4	Creation of a Historic Preservation Board or Committee	X		
Transportation Element		**No Action**	**Underway/ Ongoing**	**Complete**
TE-IA-1	Traffic Impact Fee Program		X	
TE-IA-2	Capital Improvements Program and Budget			X
TE-IA-3	Street Design Standards	X		
TE-IA-4	Neighborhood Traffic Management Program	X		
TE-IA-5	Parking In-Lieu Fee Program for Old Town		X	
TE-IA-6	Bicycle Transportation Plan			X
Public Facilities Element		**No Action**	**Underway/ Ongoing**	**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 (2014)

IP No.	Implementation Program / Action: Objective	Implementation Status[1]		
PF-IA-2	Capital Improvements Program and Budget			X
Noise Element		**No Action**	**Underway/ Ongoing**	**Complete**
NE-IA-1	Adoption of New Noise Ordinance		X	
NE-IA-2	Design Criteria	X		
NE-IA-3	Noise Enforcement Program		X	
Housing Element		**No Action**	**Underway/ Ongoing**	**Complete**
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 & 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 & Efficiency Apts		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	
IP-7B	Encourage Affordable Housing in Mixed-Use Development		X	
IP-8A	Link Code Enforcement with Public Information Programs		X	

APPENDIX A
GOLETA GENERAL PLAN/COASTAL LAND USE PLAN
IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2014)

IP No.	Implementation Program / Action: Objective	Implementation Status[1]		
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	Modify Procedures and Materials to Expedite Project Review		X	
IP-10F	Water and Sewer Fees	X		
IP-10G	Implement Transfer of Development Rights		X	
IP-10H	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	

[1] = The implementation tracking status is intended to provide a summary of the status of a particular action or program. This tracking table does not reflect related advances in implementation actions/programs nor does it reflect the fact that some items will continually be "in progress" as they are related to ongoing City practices. Refer to the Section 3 of this report for a more detailed description of implementation progress.

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Appendix B

Planning Commission and City Council Resolutions

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RESOLUTION NO.15-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, APPROVING THE GENERAL PLAN / COASTAL LAND USE PLAN 2014 PROGRESS REPORT

WHEREAS, the Goleta General Plan / Coastal Land Use Plan ("General Plan") is the City's official policy that guides land use and physical development of the geographic area of the incorporated City limits; and

WHEREAS, the General Plan contains the seven State-required elements and two additional elements as follows: Land Use Element, Open Space Element, Conservation Element, Safety Element, Visual and Historic Resources Element, Transportation Element, Public Facilities Element, Noise Element, and Housing Element; and

WHEREAS, each element of the General Plan concludes with a set of implementation actions and programs that are intended to carry out a policy and achieve specific objectives; and

WHEREAS, California Government Code Section 65400(a)(2)(A) requires the City to annually prepare a report regarding the status of the City's General Plan and progress in its implementation ("report"); and

WHEREAS, California Government Code Section 65400(a)(2)(B) requires the City to include in the report the City's progress in meeting its share of regional housing needs; and

WHEREAS, California Code of Regulations, Title 25, Division 1, Chapter 6, Sections 6200, *et seq.*, requires the City to use in the report forms and definitions adopted by the California Department of Housing and Community Development ("HCD") to report on the status and progress implementing the City's Housing Element; and

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

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

WHEREAS, on February 23, 2015, the Planning Commission considered the contents of the General Plan 2014 Progress Report ("Progress Report") a copy of which is attached hereto as Exhibit 1, considered oral and written comments from interested persons, and recommended that the City Council approve and direct submittal of the Progress Report to the OPR and HCD, consistent with the requirements of California Government Code Section 65400(a); and

WHEREAS, the City Council conducted a public meeting on March 17, 2015, at which time all interested persons were given an opportunity to be heard; and

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

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

SECTION 1. Recitals

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

SECTION 2. Approval of General Plan 2014 Progress Report

Pursuant to Section 65400(a)(2) of the Government Code, the City Council has reviewed the General Plan 2014 Progress Report, attached as Exhibit 1 and incorporated herein by reference, and finds that the Progress Report adequately assesses the status of the General Plan and progress in its implementation; adequately provides information regarding the City's progress in meeting its share of regional housing needs; uses the forms and definitions adopted by HCD to report on the status and progress in implementing the City's Housing Element; adequately assesses the degree to which the General Plan complies with the General Plan Guidelines; and accurately documents the date of the last revision to the General Plan. The City Council therefore approves the General Plan 2014 Progress Report.

SECTION 3. Submittal of General Plan 2014 Progress Report

The City Council directs the City's Advance Planning Manager, or her designee, to submit the Progress Report to OPR and HCD on or before April 1, 2015 in accordance with the provisions of Government Code Section 65400(a)(2).

SECTION 4. Documents

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

SECTION 5. Certification

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

PASSED, APPROVED AND ADOPTED this 17th day of March 2015.

PAULA PEROTTE, MAYOR

ATTEST:

DEBORAH LOPEZ
CITY CLERK

APPROVED AS TO FORM:

TIM W. GILES
CITY ATTORNEY

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

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing City Council Resolution No. 15-14 was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 17th day of March 2015, by the following vote of the Council:

AYES: MAYOR PEROTTE, MAYOR PRO TEMPORE FARR, COUNCILMEMBERS ACEVES, BENNETT AND VALLEJO

NOES: NONE

ABSENT: NONE

ABSTAIN:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Appendix C

California Housing and Community Development
Housing Inventory Tables

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

Jurisdiction City of Goleta

Reporting Period 1/1/2014 - 12/31/2014

Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	132	132				
(10) Total by income Table A/A3 ► ►						132	132				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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

Jurisdiction City of Goleta

Reporting Period 1/1/2014 - 12/31/2014

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

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

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	0	0	0	0	
No. of Units Permitted for **Above Moderate**	4	32	96	0	0	132	

* Note: This field is voluntary

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

Jurisdiction City of Goleta

Reporting Period 1/1/2014 - 12/31/2014

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	377	4	0	14	0	4	0	0	0		22	355
	Non-deed restricted												
Low	Deed Restricted	279	4	0	10	0	0	0	0	0		14	265
	Non-deed restricted												
Moderate	Deed Restricted	230	2	0	10	0	0	0	0	0		12	218
	Non-deed restricted												
Above Moderate		755	5	56	166	1	3	7	22	132		392	363
Total RHNA by COG. Enter allocation number:		1,641	15	56	200	1	7	7	22	132		440	1,201
Total Units ► ► ►		1641											
Remaining Need for RHNA Period ► ► ► ► ►													

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

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

Jurisdiction City of Goleta

Reporting Period 1/1/2014 - 12/31/2014

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
IP-1A Require Nondiscrimination Clauses	Implement Non-Discrimination Clause.	Ongoing	Underway
IP-1B Respond to Complaints	Properly Respond to Discrimination Complaints.	Ongoing	Underway
IP-1C Undertake Actions to Prevent Discrimination	Designate Equal Opportunity Coordinator in 2009.	2009	Underway
IP-1D Adopt a Source of Income Antidiscrimination Ordinance	Adopt an Antidiscrimination Ordinance.	Complete in 2011	Underway
IP-2A Conduct an Annual Housing Element Review	Provide an annual assessment of Housing Element implementation.	Annually	Complete
IP-2B Periodic Updates of the Housing Element	Undertake Housing Element updates as needed.	2012 - 2014	Complete
IP-2C Prepare Information and Conduct Community Outreach Activities on Housing Issues	Coordinate with Community to foster understanding of housing programs and needs	Ongoing	Underway
IP-2D Collaborate on Interjurisdictional Actions for Housing.	Coordinate and collaborate with other agencies on Housing Issues.	Ongoing	Underway
IP-2E Undertake Coordinated Advocacy Efforts on State Legislation.	Identify and advocate regarding possible changes to state law or other legislation.	Ongoing	Underway
IP-3A Commercial/Housing Nexus Study and Development Impact Fees.	Determine appropriate and possible contributions for affordable housing from nonresidential uses and document the relationship between job growth and affordable housing needs.	2010 - 2011	Underway
IP-3B Adopt a Jobs/Housing Linkage Program.	Adopt a Jobs/Housing Linkage Ordinance.	2010 - 2011	Underway
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	2014	Underway

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IP-3D Provide Zoning for Live/Work Opportunities.	New Zoning Ordinance—initiate in 2010, adopt in 2011; four moderate-income live/work units by 2014	2010 - 2014	Underway
IP-4A Encourage Cooperative and Similar Collaborative Housing Development.	Four low-income or special needs units by 2014	Complete by 2014	Underway
IP-4B Provide Appropriate Zoning and Development Standards for Single Room Occupancy Units and Efficiency Apartments.	Four low- and four moderate-income SRO units by 2014	Complete by 2014	Underway
IP-4C Review Accessory Dwelling Unit Development Standards and Permit Process.	20 new accessory dwelling units (five low-income and 15 moderate-income) by 2014	Complete by 2014	Underway
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.	Ongoing	Underway
IP-5B Adopt a Reasonable Accommodation Ordinance.	Adopt a procedure for individuals with disabilities to request reasonable accommodation in the application of the City's land use and zoning regulations	Adopt in 2011	Underway
IP-5C Adaptable Units for the Disabled.	Ensure that new multifamily housing developments include units that can be adapted for use by disabled residents.	Ongoing	Underway
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.	Ongoing	Underway
IP-5E Programs to Address Homeless Needs.	Support organizations that meet the housing and supportive service needs of the homeless and those at risk of homelessness.	Ongoing	Underway
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.	No-Action	No-Action
IP-5G Farmworker Housing.	Continues to comply with state law to allow development of farmworker housing in areas zoned for agriculture and residential uses	Ongoing	Underway

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IP-6A Rezone Vacant Sites for Housing.	Rezone vacant nonresidential sites to residential and increase densities on certain residential sites as shown in Tables 10A-27 and 10A-28 and Figure 10A-2 in the Technical Appendix.	Complete by 2011	Complete
IP-6B Zoning Amendment to Enable Mixed-Use Development.	Zoning Amendment to enable Mixed use in certain commercial and industrial zones at 20 units/acre,	Complete by 2011	Underway
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	Complete by 2011	Underway
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.	Ongoing	No-Action
IP-6E Modify Multifamily Zoning Standards.	Review and amend multifamily residential standards and procedures in order to ensure protection of multifamily housing sites.	Complete by 2011	Underway
IP-6F Adopt Standards for Transit-Oriented Development.	Develop and adopt new TOD standards as part other the City's new Zoning Ordinance	Complete by 2011	Underway
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	Complete by 2011	Underway
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	Complete by 2011	Underway

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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.	Ongoing	Underway
IP-8B Implement Rehabilitation and Energy Loan Programs.	10 units rehabilitated by 2014	Ongoing	Underway
IP-8C Adopt New Condominium Conversion Ordinance.	Adopt new condominium conversion regulations as part of its new zoning code and/or subdivision code.	Adopt by 2014	Underway
IP-8D Inventory and Monitor Affordable Housing.	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.	Complete by 2014	Underway
IP-8E Assist in Acquisition of Existing Affordable Rental Housing.	Fifteen low-income units by 2014	Complete by 2014	Underway
IP-8F Support Volunteer Efforts for Housing Maintenance and Repair.	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.	Ongoing	Underway
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.	Ongoing	Underway
IP-8H Regulate Displacement of Residential Units.	Include in the new zoning ordinance regulations for the removal or displacement of residential units.	Complete by 2011	Underway

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IP-8I Development Impact Fees for Mobile Home Parks.	Continue to provide a tiered development impact fee structure that has lower development impact fees for mobile home units located in mobile home parks commensurate with the lower level of impacts for this type of development	Complete by 2011	Underway
IP-8J Housing Rehabilitation Program.	The City, in conjunction with the Redevelopment Agency, shall consider establishing a housing rehabilitation and home repair program.	Complete by 2011	Underway
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.	Complete by 2011	Underway
IP-9B Promote Solar Design.	Develop design standards adapted to Goleta's climate relating to solar orientation.	Complete by 2011	Underway
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.	Complete by 2010	Complete
P-10A Implement Actions to Address Remaining Extremely Low-, Very Low-, Low-, and Moderate-Income Housing Need.	22 extremely low- and very low-income units, 30 low-income units, 75 moderate-income units, and 105 above moderate-income units provided by 2014	Complete by 2011	Underway
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.	Complete by 2014	No-Action (RDA dissolution eliminated funds to implement IP-10B)
IP-10C State Density Bonus Law.	Incorporate the requirements of State Density Bonus Law into the new zoning ordinance and consider requests by applicants for density bonuses and related incentives or concessions	Complete by 2011	Underway

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IP-10D Offer Incentives.	Update and administer the zoning ordinance provisions to encourage an increase in the supply of well-designed housing for extremely low-, very low-, low-, and moderate-income households.	Complete by 2014	Underway
IP-10E Modify Procedures and Materials to Expedite Project Review.	Modify procedures and materials to expedite project review to encourage an increase in the supply of well-designed housing for extremely low-, very low-, low-, and moderate-income households.	Complete by 2014	Underway
IP-10F 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 extremely low- and very low-income households.	Ongoing	No-Action
IP-10G Implement Transfer of Development Rights.	Identify criteria and enact procedures to allow Transfer of Development Rights (TDR) within city boundaries if they will result in the development of special needs and/or affordable housing in appropriate locations.	Complete by 2011	Underway
IP-10H 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.	Complete by 2011	Underway
IP-11A Prepare Inclusionary Housing Regulations in the New Zoning Code.	Establish specific standards and requirements for inclusionary housing in the zoning ordinance.	Complete by 2011	Underway
IP-11B Monitoring and Long-Term Affordability.	Establish appropriate management approaches for all affordable housing agreements in order to ensure compliance with affordability restrictions,	Ongoing	Underway

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IP-12A Maintain and Develop Local Sources of Funding for Affordable Housing.	Develop ongoing local sources of funding to support affordable housing.	Ongoing	Underway
IP-12B Outside Funding Resources.	Seek matching grant funds to leverage the City's affordable housing funds for specific projects and programs	Through 2014	Underway
IP-12C Coordinate Funding among Development Proposals.	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	Ongoing	Underway
IP-12D Prepare Comprehensive Affordable Housing Finance Plan.	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.	Complete by 2011	Underway

General Comments:

Refer to attached General Plan / Coastal Land Use Plan 2014 Progress Report for more detail regarding the status of implementation actions.