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Daniel Singer

March 29, 2011

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

Ms. Cathy E. Creswell, Acting Director
California Department of Housing & Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

RE: Goleta General Plan 2010 Progress Report

Dear Mr. Morgan and Ms. Creswell:

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, 2010 through December 31, 2010. Appendix C of the Progress Report includes the completed Housing Element Implementation Tables for 2010. The City Council reviewed and accepted the Progress Report at their March 15, 2011 meeting via the adoption of Resolution 11-17.

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

Sincerely,

Anne Wells

Anne Wells
Advance Planning Manager

cc: Dan Singer, Goleta City Manager
Steve Chase, Planning & Environmental Services Director
Paul McDougall, HCD Housing Policy Program Manager

Attachment 1 General Plan/Coastal Land Use Plan 2010 Progress Report

Attachment 1

General Plan/Coastal Land Use Plan 2010 Progress Report

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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 and provide the annual report to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The annual 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 annual 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 annual report summarizes the General Plan implementation progress for 2010. Section 2 includes the status of General Plan Amendments. Section 3 presents a review of the implementation actions, by General Plan element. The regional housing needs status update is provided under the Housing Element review in Section 3.9 of this report. Section 4 presents an update of the land use process improvements, the Strategic Plan, growth management controls, buildout status, and the application of General Plan standards such as creek setbacks and building height.

The General Plan has been amended eight 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) and as required in Government Code Section 65040.2.

Consistent with Government Code Section 65400(a)(1)and (2), this General Plan Progress Report was approved by the City Council, consistent with the Planning Commission recommendation, and submitted to the OPR and HCD prior to April 1, the statutory

deadline. Refer to Appendix B for Planning Commission Resolution 11-07 and City Council Resolution 11-17 documenting the approval and recommending action.

2.0 GENERAL PLAN AMENDMENT STATUS

2.1 Background

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

Over the past three years, the City has been engaged in an extensive process to refine the General Plan. In 2009, the City concluded this process. During 2009, the City has also taken significant actions in the implementation of the General Plan. The following discussion presents information on the results of these efforts that ultimately provide the foundation for the City's zoning code.

The three-year refinement process commenced between January and March 2007 during which time the City Council conducted a series of workshops to receive public input and evaluate the City's land use planning and design processes, tools and organizational structure.

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

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

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

This year's progress report focuses on the Housing Element Update (Track 1), which was approved by the City Council on November 16, 2010. With the completion of Track 1, the City initiated General Plan Amendments are complete, as identified on Figure 1.

2.2 Status of Amendments in 2010

The following section describes both the adopted amendments and the pending projects with proposed amendments that have been initiated by the City Council for further study in 2010. Refer to Tables 1A and 1B for a detailed review of City-initiated and Applicant-initiated amendments respectively. The tables are located at the end of Section 2.

General Plan Amendments Adopted in 2010

Track 1 – City Initiated Proposed Amendments to Housing Element

Shortly after the Housing Element adoption in 2006, the City Council authorized the re-opening of the Housing Element via the "Track 1 Amendments". Due to the overlap of the Track 1 Amendments with the statutory requirement for a Housing Element update, the efforts were combined into a single submittal. The submittal represented the first official statutory update to the Housing Element which addresses the 2007 to 2014 planning period for the Regional Housing Needs Allocation (RHNA) Plan, adopted by the Santa Barbara County Association of Governments on August 21, 2008.

State law requires that every updated Housing Element be submitted to the California Department of Housing and Community Development (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 statutory deadline for adoption of the City's Housing Element was required by August 31, 2009.

After multiple Planning Commission and City Council hearings, the Draft Housing Element was submitted to 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 comply with statutory requirements of the California Government Code and therefore 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.

The adoption of the updated Housing Element constituted the first and only amendment action by the City Council during the 2010 time period.

Pending General Plan Amendments in 2010

The *Shelby Trust Project* is a proposed new residential project that includes an amendment to the land use designation from agriculture to residential uses and to related Conservation and Open Space Element policies addressing agricultural land conversion. These amendments were initiated by the City Council on February 19, 2008 for further study. No action was taken in the 2010 time period.

The *Bacara Resort and Spa Completion Phase Project* is a proposed expansion of an existing resort development that includes amendments to policies in the Land Use, Open Space, Conservation, and Housing Elements. The amendments were initiated by the City Council on May 20, 2008 for further study. No action was taken in the 2010 time period.

The *Jordano's Master Plan Project* is a proposed new office expansion that includes an amendment to the land use designation from office and institutional to general commercial uses. The amendment was initiated by the City Council on October 21, 2008 for further study. No action was taken in the 2010 time period.

The *Westar Mixed Use Project* is a proposed new mixed use development that includes an amendment to the land use designation. The amendment was initiated by the City Council on December 16, 2008 for further study. No action was taken in the 2010 time period.

The *Kenwood Village Project* is a proposed new residential development that includes amendments to the land use designation from agriculture to residential uses and to related Conservation and Open Space Element policies addressing agricultural land conversion. The amendments were initiated by the City Council on February 17, 2009 for further study. No action was taken in the 2009 time period.

The *Montecito Bank & Trust Project* is a proposed new bank and office building that includes an amendment to the land use designation from intersection commercial to office and institutional. The amendment was initiated by the City Council on October 20, 2009 for further study. At their hearing on December 13, 2010, the Planning Commission recommended to the City Council that the land use designation change be approved. The City Council will consider the amendment in early 2011.

2.3 Summary of Amendments Prior to 2010

For tracking purposes, a summary of prior adopted amendments are documented below. Additionally, a summary of amendment requests that were denied or withdrawn is provided. Refer to Tables 1A and 1B for a detailed review of City-initiated and Applicant-initiated amendments respectively. The tables are located at the end of Section 2.

2.3.1 Summary of All Adopted Amendments Prior to 2010

The amendments to the General Plan adopted prior to 2010 fall into two categories: those that were initiated by the City of Goleta and those initiated by private property owners. Each category of amendments is described below.

City-Initiated General Plan Amendments Adopted Prior to 2010

Track 2 and 2.5 – City Initiated Proposed Minor Amendments: In June 2008, the City Council approved 46 amendments out of a pool of 76 amendments originally initiated for study and deliberation. As a follow-up item to the Track 2 amendments, the City Council requested additional studies and possible amendments to the Land Use Element building intensity standards. Consistent with this direction, the Planning Commission and Design Review Board hosted three public workshops in 2008 to analyze the standards. Possible amendments to the building intensity standards are referred to as "Track 2.5" and were adopted by the City Council on May 19, 2009. In general, the amendments added flexibility to what were previously fixed building intensity standards in the Land Use Element.

Track 3 – City Initiated Proposed Substantive Amendments: The Track 3 amendments pertain to the Land Use, Open Space, Conservation, and Transportation Elements, and include 1 policy objective, 34 individual policies, 2 implementation actions, 1 figure, 1 table, and 1 informational statement. In 2008, staff and the City's consultant (Jones & Stokes) prepared a Supplemental Environmental Impact Report (EIR) to the Final EIR prepared for the General Plan in 2006. After much deliberation at the Planning Commission and City Council meetings, the City Council certified the SEIR and adopted a subset of the amendments on November 17, 2009. In summary, these amendments added flexibility to what were previously, fixed environmental protection standards in the Conservation Element.

Applicant-Initiated General Plan Amendments (Track 4) Adopted Prior to 2010

As shown in Table 1B, there were three project-related amendments to the General Plan adopted in 2008 and 2009 (Villages at Los Carneros, Harwin Family Trust and Haskell's Landing).

2.3.2 Summary of All Denied Amendments Prior to 2010

There was one General Plan amendment initiation request that was denied by the City Council. That project was the *Glen Annie Fields* (City Case No. 08-142) project that proposed to annex the site from Santa Barbara County into the City's jurisdiction with a request to change the land use designation from agriculture to residential uses. The City Council denied the request on June 16, 2009.

2.3.3 Summary of Withdrawn Amendments Prior to 2010

The adopted General Plan included a sphere of influence that is coincident with the City's political boundaries. In September and October 2007, the City Council conducted a set of public meetings and gave direction on the content of a proposed Sphere of Influence representing the probable future service area of the City. The Santa Barbara Local Agency Formation Commission (LAFCo) has complete jurisdiction on the setting of a Sphere, rather than the City. Outreach to property owners and public service providers in the proposed Sphere areas were conducted during 2008. Accordingly, an application to LAFCo was submitted and was heard by the LAFCo Board on March 5, 2009. The LAFCo Board reaffirmed the City's Sphere as being conterminous with the City boundary, and as such, a General Plan Amendment was not required and the proposed City-initiated amendments to related sphere-of-influence policies and maps (Track 5) was withdrawn from consideration.

There was one General Plan amendment initiation request that was withdrawn on the evening that the City Council was preparing to take action. That was for the proposed *Bishop Ranch* project (City Case No. 08-063) that included a request to amend the land use designation from agriculture to urban-type uses. This proposal was withdrawn by the applicant on April 16, 2008 and the applicant is currently working to re-submit the General Plan Amendment request in early 2011.

2.4 Summary

During 2010, the only amendment of General Plan was the City Council's adoption of the Housing Element update on November 16, 2010. The Housing Element update responds to comments by the state's Housing and Community Development Department staff and provides for consistency with the OPR General Plan Guidelines (2003). The amendments made the General Plan consistent with the guidelines to a higher degree, consistent with Government Code Section 65400(2)(C).

TABLE 1A
CITY INITIATED GENERAL PLAN AMENDMENT – SUMMARY OF PUBLIC MEETINGS

Council/Commission/Workshop Date/Item	Track 1	Track 2	Track 2.5	Track 3	Track 5
2006					
12/18/06 Planning Processes/GP Next Steps (CC)					
2007					
1/16/07 Planning Processes/GP Next Steps (CC)					
3/5/07 Consideration of Amending GP (CC)	X	X		X	X
4/16/07 GP Amendments Initiation Hearing (CC)	X	X		X	X
5/14/07 GPA Status Report (PC)					
6/18/07 Consideration of Sphere of Influence (CC)					X
7/9/07 Housing Element/RHNA Status Report	X				
7/16/07 Consideration of GPAs & Program Authorization (CC)	X	X		X	X
8/6/07 GP Amendments Initiation Hearing (CC)	X	X		X	X
8/27/07 GPA Work Program Schedule (CC)	X	X		X	X
9/4/07 Sphere of Influence Public Workshop (CC)					X
9/15/07 GPA Workshop	X	X		X	X
9/20/07 Affordable Housing Stakeholder Work Session	X				
9/27/07 GPA Workshop	X	X		X	X
10/1/07 Consideration of Proposed Sphere (CC)					X
10/5/08 Housing Element Workshop	X				
10/17/07 GPA Workshop	X	X		X	X
11/19/07 GPA Work Program Schedule (CC)	X	X		X	X
12/10/07 GPA Work Program Status Update (PC)	X	X		X	X
2008					
1/17/08 GPA Worksheet Processing – 2nd Cut (CC)	X	X		X	X
1/29/08 GPA Worksheet Processing Cont. – 2nd Cut (CC)	X	X		X	X
2/25/08 Housing Element GPA Key Issues (PC)	X				
3/24/08 CEQA Addendum for Track 2 Hearing (PC)		X			
4/1/08 Housing Element GPA Key Issues (CC)	X				
4/14/08 Track 2 GPA Recommendation Adoption Hearing (PC)		X			
4/21/08 Track 2 GPA Recommendation Adoption Hearing (PC)		X			
5/12/08 Track 2 GPA Recommendation Adoption Hearing (PC)		X			
6/3/08 GPA Work Program Schedule (CC)	X	X		X	X
6/3/08 Track 2 GPA Adoption (CC)		X			
6/17/08 Track 2 GPA Adoption (CC) (COMPLETED via **Reso 08-30**)		X			
8/18//08 Building Intensity Standards Workshop (PC/DRB)			X		
9/15/08 Building Intensity Standards Workshop (PC/DRB)			X		
10/20/08 Building Intensity Standards Workshop (PC/DRB)			X		
2009					
1/20/09 GPA Work Program Schedule (CC)	X	X	X	X	X
2/23/09 GPA Work Program Schedule (PC)	X	X	X	X	X
2/23/09 Track 2.5 (PC)			X		
3/5/09 LAFCo Hearing to Establish City's Sphere of Influence					X
4/21/09 Track 2.5 (CC)			X		
5/5/09 Track 1 Key Issues (CC)	X				
5/19/09 Track 2.5 (CC) (COMPLETED via **Reso 09-30**)			X		
6/8/09 Track 1 Key Issues (PC)	X				
7/20/09 Track 1 (PC)	X				
7/27/09 Track 3 Adoption Recommendation Hearing #1 (PC)				X	
8/18/09 Track 1 Adoption (CC) COMPLETED via **Reso 09-44**	X				
8/24/09 Track 3 Adoption Recommendation Hearing #2 (PC)				X	
9/10/09 Track 3 Adoption Recommendation Hearing #3 (PC)				X	
10/8/09 Track 3 Adoption Recommendation Hearing #4 (PC)				X	
10/20/09 Track 3 Adoption Hearing #1 (CC)				X	
11/3/09 Track 3 Adoption Hearing #2 (CC)				X	
11/17/09 Track 3 Adoption Hearing #3 (CC) COMPLETED via **Reso 09-59**				X	

TABLE 1A (CONTINUED)
CITY INITIATED GENERAL PLAN AMENDMENT – SUMMARY OF PUBLIC MEETINGS

2010					
11/8/10 Track 1 Housing Element Adoption Recommendation Hearing (PC)	X				
11/16/10 Track 1 Housing Element Adoption (CC) COMPLETED **Reso 10-57**	X				

Abbreviations:
CC City Council
GP Goleta General Plan/Coastal Land Use Plan
GPA General Plan Amendment
PC Planning Commission
LAFCo Local Agency Formation Commission

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

TABLE 1B
DEVELOPER INITIATED GENERAL PLAN AMENDMENT – SUMMARY OF PUBLIC MEETINGS

Date/Project Name & Case Number	Meeting Type	Status	Amendment Type
Adopted			
Villages at Los Carneros (03-050) **Resolution No. 08-06**	City Council	Initiated 4/16/07 Adopted 2/19/08	Housing Element Inclusionary Rate and Conservation Element Stormwater Standard
Harwin Family Trust **Resolution No. 08-56**	City Council	Initiated 7/15/08 Adopted 11/4/08	Land Use Designation from I-G to C-G
Haskell's Landing (07-102) **Resolution No. 09-33**	City Council	Initiated 3/4/08 Adopted 5/19/09	Housing Element Inclusionary Standards and Conservation Element Creek Setbacks
Initiated but Adoption Via Separate GPA			
Mariposa Assisted Living (07-217)	City Council	Initiated 3/3/09 Not Needed[1]	Housing Element Employee Housing Fee
Initiated – Application Withdrawn or Denied			
Bishop Ranch (08-063)	City Council	Initiation Request Withdrawn 4/16/08	Land Use Designation from AG to Urban Use Conservation and Open Space Ag Policies
Glen Annie Fields (08-142)	City Council	Initiation Request Denied by CC - 6/16/09	Land Use Designation from AG to Urban Use Annexation into City
Initiated – Case Pending			
Shelby Trust (05-154)	City Council	Initiated 2/19/08	Land Use Designation from AG to Residential
Bacara Completion Phase (05-034)	City Council	Initiated 5/20/08	Land Use, Open Space, Conservation, and Housing Elements for Resort Expansion
Jordano's Master Plan Project (08-109)	City Council	Initiated 10/21/08	Land Use Designation from I-OI to I-G
Westar Development (08-196)	City Council	Initiated 12/16/08	Land Use Designation from R-MD to R-MD and C-G
Kenwood Village (08-205)	City Council	Initiated 2/17/09	Land Use Designation from AG to Residential Conservation and Open Space Ag Policies
Montecito Bank & Trust	City Council	Initiated 10/20/09	Land Use Designation from C-I to I-OI

1 = General Plan Amendment was initiated by the City Council but was ultimately not required as a result of adoption of the City-initiated Housing Element Update in November 2010.

Abbreviations:
AG Agriculture
C-C Community Commercial
C-G General Commercial
C-I Intersection Commercial
FAR Floor Area Ratio
I-C Intersection Commercial
I-G General Industrial
I-OI Office and Institutional
R-MD Medium Density Residential

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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 2010 reporting period. Refer to Appendix A of this report for a checklist of progress by implementation action/program, which are provided consistent with the requirements of Government Code Section 65400(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 2010: In 2010, the existing Zoning Code was amended by four ordinances. Most of the new ordinances were modifications of existing regulations. There were no map amendments in 2010.

10-01 Repeal of the Growth Management Ordinance (first reading in December 2009)
10-02 Ordinance Regulating Stormwater Management and Discharge
10-05 Green Building Code Ordinance
10-06 Green Building Reach Code Ordinance Establishing Energy Efficiency Standards

With the completion of the General Plan Amendment work program in 2009, the development of an entirely new zoning code was initiated in 2010.

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 2010: 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 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 2010: The City negotiates relations with UCSB as part of the Town and Gown Standing Committee of the City Council. The City successfully negotiated a signed cooperative agreement with UCSB, specific to mitigation of impacts related to the Long Range Development Project for the campus. The agreement was finalized in 2010, as authorized by the Council on September 7, 2010.

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

LU-IA-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 2010: 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 2010 zoning code update.

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 2010: A Transfer of Development Rights Ordinance is under preparation as part of the 2010 zoning code update.

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 2010: Planning and Environmental Services and the Redevelopment and Neighborhood Services Departments have facilitated partial compliance as a few parcels in the South Kellogg Industrial Area have undergone transitions in uses. In the 2010 time period, one project (10 South Kellogg) is in the permitting process that meets the standards set forth in LU 4.6. Additionally, one code enforcement case is in the investigation stage to correct numerous zoning violations associated with an autobody repair shop in the South Kellogg Industrial Area.

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 2010: On June 17, 2008, an Open Space Overlay was created for 18 parcels adjacent to the Sperling Preserve on the Ellwood Mesa Open Space and was adopted as part of an amendment to the General Plan Land Use Plan Map. The overlay description in the Zoning Code is still pending the overall zoning code update anticipated in the 2011 timeframe.

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 2010: An AB 1600 Study (or a "nexus study") was prepared by Muni Financial, as required by the Mitigation Fee Act of 1987 and required in this General Plan implementation action. 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. The fees are anticipated to be final in Fall 2011.

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 2010: Existing revenue sources are used to maintain the open spaces. The City currently has $315,000 in open space acquisition reserves. In addition, the City was recently awarded $65,000 through the County Coastal Resource Enhancement Fund Grant. On October 19, 2010, the City Council authorized $175,000 for the purchase of two parcels on Mathilda Drive (APNs 079-554-024 and 079-554-029). These parcels are within the City's Open Space Overlay and are adjacent to, and will ultimately be, a part of the City-owned Ellwood Mesa Open Space/Sperling Preserve. With the purchase of the two Mathilda parcels, there is $205,000 remaining in the fund for additional acquisitions.

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 2010: A Park System Master Plan has not been developed yet. It is largely held up by the Recreation Plan which is not yet funded.

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

Summary 2010: Management Plans for the Ellwood Mesa Open Space and Lake Los Carneros Preserve are implemented on a regular basis, as funding allows, in the 2010 time period. 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 2010, the Sheriff Department patrolled Goleta open space areas, such as the Ellwood Mesa, via offroad bicycles.

A new playground was installed at Bella Vista Park in 2010. A presentation was provided to the City Council on June 1, 2010 to provide information regarding the new park equipment. A preliminary design for new playground equipment at Ellwood Park was initiated in the 2010 time frame.

A Request for Qualifications related to the preparation of a Citywide Wildland Fire Plan and another for an Ellwood Mesa Monarch Butterfly Inventory and Habitat Management Plan was released in 2010. Consultants were selected and the projects were initiated with a public workshop scheduled for February 23, 2011.

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 2010: With the adoption of the General Plan Amendment Work Program in 2009, the City initiated the zoning code update in 2011.

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 2010: With the completion of the City-initiated General Plan Amendments in November 2009, the City will proceed with an update of the CEQA Thresholds consistent with CE-IA-2 following the Zoning Code preparation.

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 2010: The Annual Routine Maintenance Plan was prepared for Fiscal Year 2010 by the Santa Barbara County Flood Control and Water Conservation District under contract to the City of Goleta. The Maintenance Plan includes an annual status of the creeks including status of threatened and endangered species, water quality, channel capacity, geomorphology, status of maintenance activities, and proposed future maintenance activities.

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,

with consulting services providing technical oversight. A related effectuating ordinance was adopted by the City Council on June 15, 2010.

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.

The City continues to participate in multijurisdictional Integrated Regional Water Management Plan (IRWMP). On April 6, 2010, the City Council executed a new Memorandum of Understanding to continue participation in the State-wide Proposition 84 process and revise the area-wide IRWMP in Santa Barbara County. Participation in the IRWMP improves the City's chances for obtaining grant funding for projects such as the San Jose Creek Capacity Improvement Project and implementation of the City's storm water management program. Additionally, the City is working with other County agencies and the Regional Water Quality Control Board on hydro-modification criteria, which is a multiyear planning effort.

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 2010: The ordinance will be prepared with the new zoning code in 2011 to reflect Conservation Element standards and standards set forth in the Urban Forest Management Plan that is under preparation in the 2010 time period. An update of the Urban Forest Management Plan was provided to the City Council on July 20, 2010.

Until such time that the 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 2010: The City released a Request for Qualifications for the preparation of a Greenhouse Gas Inventory and Reduction Plan in July 2010. Statements of Qualifications were received, with consultant selection to occur and project kick-off in early 2011.

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 2010: The Hazards Overlay will be prepared with the zoning code update in the 2011 timeframe.

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

Summary 2010: The San Jose Creek Capacity Improvement and Fish Passage Project is currently underway in the design phase. The bridge design is under revision as a result of a geotechnical evaluation, delaying construction to the Fall 2011 timeframe pending funding considerations. This project is the highest priority capital improvement project for the City.

The increased flood conveyance capacity of the channel will allow for the redrawing of the 100 year FEMA flood hazard map which will encourage commercial and residential investment in Goleta Old Town.

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 2010: The annual safety audit was completed by the County System Safety Reliability Review Committee (SSRRC) on November 2, 2010, as a component of the Safety, Inspection, Maintenance and Quality Assurance Plan (SIMQAP) for the Ellwood Onshore Facility (EOF). All audit findings were listed as "low potential for serious personal injury, negative environmental impact, property damage or hazardous materials release" or "housekeeping and other maintenance items." All corrective actions directed by the audit findings have been completed or are in progress of correction by Venoco.

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 2010: In 2010, the City participated with the County of Santa Barbara and other jurisdictions in the 5-Year Multi-Jurisdictional Hazard Mitigation Plan Update. This plan 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.

The City also complies with this implementation action via the Standardized Emergency Management System (SEMS) and National Incident Management System (NIMS), as outlined in Chapter 2.10 of the Goleta Municipal Code. The NIMS/SEMS serves as the City's multihazard emergency response plan. All City staff previously received NIMS/SEMS training in 2008.

On December 7, 2010, the City Council re-authorized the establishment of a Standing Public Safety and Emergency Preparedness Committee in December 2010. The purpose of the committee is to create and foster a positive and supportive working relationship with the Santa Barbara County Sheriff and Fire Department and to further the City's emergency preparedness efforts within the community. The committee meets regularly and maintains updates of emergency preparedness on the City's website (http://www.cityofgoleta.org/index.aspx?page=147).

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 2010: The City of Goleta is compliant with Chapter 47 of the California Fire Code (adopted by amended Ordinance 09-11) which expands building standards for construction within high fire hazard zones at wildland-urban interface areas.

3.5 Visual and Historic Resources Element

VH-IA-1 Preparation and Adoption of New Zoning Code. The new zoning code may include requirements for design review, appropriate development standards, parking regulations, wireless communications regulations, and sign regulations. In addition, a Historic Resources Overlay Zone shall be included.

Summary 2010: With the adoption of the General Plan Amendments in 2009, the City initiated the zoning code update in 2010.

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 2010: Design review is under the authority of the Goleta Design Review Board under Ordinance No. 2-26 and Resolution No. 09-04. 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 2010: Story poles are informally required for all major discretionary permits. The study of and requirements for story poles and visual simulation procedures was initiated in 2010 as part of the zoning code update.

VH-IA-4 Creation of a Historic Preservation Board or Committee. The City shall establish an advisory board or committee to promote and assist in the preservation of Goleta's heritage through the identification, evaluation, and documentation of the City's historic resources. Board responsibilities may include maintenance of the City's historic resources inventory, including trees and landscapes of special significance; recommendations for designation of landmarks or structures of merit; and review and make recommendations regarding plans for exterior alterations and additions, relocations, and demolitions of designated landmarks and structures of merit.

Summary 2010: With the aid of a historic report prepared by a City approved Architectural Historian, the Design Review Board (DRB) advises staff in the processing of cases including historical structures; however, a Historic Preservation Board or Committee has not been formed yet. The DRB also has a street tree subcommittee that may assist 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 2010: An AB 1600 Study (or a "nexus study") was prepared by Muni Financial, as required by the Mitigation Fee Act of 1987 and required in this General Plan implementation action. The AB 1600 Five Year Report was presented by the Community Services Department to the City Council at a public meeting held on January 19, 2010. The fees are anticipated to be final in early 2011. Existing fees are collected for projects and was adjusted according to applicable Capital Improvement Projects by Council Resolution 08-62 on November 18, 2008.

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

Summary 2010: The maintenance of a Capital Improvement Program and budget is an ongoing activity of the Capital Improvement Program Division of the Community Services Department. The City reviews its Capital Improvement Program in five-year increments, with annual evaluations, following the fiscal (not calendar) year to support the budget process, consistent with the direction provided in TE-IA-2. On June 15, 2010, the City Council reviewed the 2004-2009 Capital Improvement Program, both in terms of expenditures and revenues generated as part of the Development Impact Fee Program. The City Council also adopted a new five year program for Fiscal Years 2009-2014. During the Fiscal Year 2009-2010 time period, the more significant Capital Improvement Project expenditures included funds towards the construction of the Los Carneros Interchange Landscaping Project, the construction of a new Hollister Avenue/Catheral Oaks Interchange at Highway 101, and final design of the Ekwill Road and Fowler Road Extension Project.

During the 2009-2010 period, the City has invested over $1.7 million in improvements to its eighty-six mile street network as part of the Street Improvement and Reinvestment Program. On February 16, 2010, the City Council considered the Street Improvement and Reinvestment Program, to evaluate previous expenditures and to establish expenditures for Fiscal Year 2010-2011. As of June 30, 2010, total dollars spent as part of this program total approximately $15.7 million dollars.

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 2010: Street engineering design standards were adopted upon City incorporation using the County of Santa Barbara standards. Nothing specific has been developed beyond these standards.

TE-IA-4 Neighborhood Traffic Management Program. Neighborhood Traffic Management Programs (NTMPs) may be developed to reduce vehicle speeds where appropriate and to control traffic volumes on local streets. Each NTMP should be a two-phase program, with the first phase involving education and neighborhood participation to determine whether there is support for potential measures to manage neighborhood traffic. The second phase may involve, where appropriate and cost effective, installation of restrictive physical devices to manage traffic and improve safety. Generally passive traffic management measures should be evaluated for effectiveness prior to considering installation of restrictive measures.

Summary 2010: 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. In 2010, the City installed stop signs and a crosswalk at the intersection of Armitos and Kellogg Avenues to improve pedestrian safety. Similarly, the City installed stop signs at the Padova

Drive/Salisbury Avenue and the Padova Drive/Deerhurst Drive intersections to improve operational conditions and facilitate and improve safety. Speed control signs were installed on Fairview Avenue at the Berkeley intersection.

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 2010: In 2010, the City of Goleta initiated 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 public workshop was help on July 8, 2010 to encourage community input on different parking solutions.

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 2010: 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 of this 5-year plan is in progress.

3.7 Public Facilities Element

PF-IA-1 Preparation of AB 1600 Study and Impact Fee Program. Government Code Section 66000 allows local jurisdictions to establish development impact fees to fund the construction of public infrastructure necessary to serve new development. The adopted AB 1600 Fee Ordinances and Resolutions allow the City to impose developer impact fees on all new development within Goleta. Development Impact Mitigation Fees (DIMFs) are assessed on development projects that cause an increased impact on public services in order to mitigate the cost of providing these services to new development. DIMFs related to transportation, fire protection, parks and recreation, library, public administration, and police are charged to development occurring throughout the city. Following adoption of this plan, a new nexus study for impact fees shall be prepared and the existing fees revised as appropriate.

Summary 2010: On January 16, 2007, the City Council awarded a contract to MuniFinancial to develop an impact fee study, consistent with Assembly Bill 1600. The AB 1600 Study is in progress with completion expected in Fall 2011. Existing fees are collected for projects. The fees were recently adjusted according to applicable Capital Improvement Projects by Council Resolution 10-01 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 2010: The maintenance of a Capital Improvement Program and budget is an ongoing activity of the City of Goleta Community Services Department. The CIP budget is approved annually by resolution (Resolution 10-01 January 19, 2010).

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 2010: A zoning code update was initiated in 2010, 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 2010: 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 2010: The Sheriff's Department and the City's Code Enforcement Officer respond to noise complaints and track them along with other complaints in the Customer Service Request Database.

3.9 Housing Element

Consistent with the requirements of Government Code Section 65400(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 2010: The City implemented this program as part of the approval process for the Sumida Gardens Apartments, a new 200 unit rental apartment project in the RDA. The project includes 34 affordable, rent restricted units that are subject to City-required affordability agreements consistent with IP-1A.

In addition, the City implemented a Loan Agreement between the Redevelopment Agency and Surf Development for the Braddock House, a special needs housing project in Old Town Goleta. The agreement specifies details regarding nondiscrimination and nonsegregation (Section 12.6 and Section 12.7 of the agreement).

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 2010: Fair housing services are provided to City of Goleta residents under a contract with the Legal Aid Foundation of Santa Barbara County. The City's website is provides information to residents regarding fair housing services (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 coordinates annually with the State Department of Fair Employment and Housing to identify complaints made directly to the State and the types of remedies secured for complainant etc.

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 2010: 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 Legal Aid Foundation of Santa Barbara County to provide education services, respond to housing complaints, provide legal services, and to provide public outreach at the Goleta Community Center and the Goleta Senior Center. The services provided by the Legal Aid Foundation are intended to educate the public on fair housing laws and represent residents 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 2010: This ordinance is under preparation as part of the 2010 zoning code update.

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 2010: The City held one public meeting with the Planning Commission (November 8, 2010) and one public meetings with the City Council (November 16, 2010) to solicit public comment, receive Commission/Council feedback regarding the Housing Element policies and programs, and finally, to obtain approval to transmit the adopted Housing Element to the State Department of Housing and Community Development (HCD). Following the Planning Commission's recommendation for adoption and transmittal to the HCD, the City Council provided similar direction to staff.

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 2010: 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 statutory deadline for adoption of the City's Housing Element for the 2007-2014 planning period was required by August 31, 2009.

After multiple Planning Commission and City Council hearings, the Draft Housing Element was submitted to 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 comply with statutory requirements of the California Government Code and therefore 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 Number 10-57 is provided below:

2010 Housing Element Update 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

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 2010: The City held four public meetings in 2009 (May 5, June 8, July 20, and August 18, 2009) and two public meetings in 2010 (November 8 and 16, 2010) to solicit the public's priorities and concerns regarding the Housing Element policies and programs. The Housing Element was updated to address some of these concerns and the City Council adopted an updated Housing Element on November 16, 2010. In an effort to address affordable housing fees, the City hosted a stakeholder study session in December 2009 to solicit feedback about methods to quantify fees. The fee study is underway with fees set to be established in the 2011 time frame.

The City held three public hearings (January, April, and September 2010) to solicit public input for the 2010-2011 Community Development Block Grant (CDBG) Program.

The U.S. Department of Housing and Urban Development (HUD) awards annual grants to entitlement community grantees through the Community Development Block Grant Program (CDBG). These funds are intended to help communities accomplish HUD's overall goals by carrying out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services. The program is principally targeted toward assisting low- and moderate-income persons.

The City of Goleta became an entitlement grantee in 2004. As a requirement of the CDBG program, the City prepared a 2004-2009 Consolidated Plan to set forth the City's intent to pursue HUD's overall goals. In 2009, the City completed an update to this Plan and adopted the 2009-2014 Consolidated Plan. In 2010, the City initiated the updated Plan implementation.

The 2009-2014 Consolidated Plan outlines the City's strategy for pursuing the overall goals of the U.S. Department of Housing and Urban Development (HUD) to provide decent housing; to establish and maintain a suitable living environment; and to expand economic revitalization opportunities. HUD regulations require that the needs assessment and housing and community development strategy cover a 3-5 year planning period. The Consolidated Plan also contains identifiable benchmarks for measuring progress through the goals, objectives and community development strategies to meet the City's housing needs and to provide services to the low-income, homeless and special needs populations within the City.

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 2010: 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. The SCAH Task Force meets quarterly and the Committee on Homelessness meets every 1 to 2 months.

The City also participates on the Joint Affordable Housing Task Group (Goleta, City of Santa Barbara, City of Carpinteria, and Santa Barbara County) that expresses the principles of 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.

In December 2010, the City, Goleta Valley Chamber of Commerce, employers in the Goleta Valley area, and housing advocates met for a roundtable discussion of local employee housing needs and possible solutions to meet needs. The meeting enable the connection of existing and future employers with housing resource groups such as non-profit groups who provide first time homebuyer financial assistance, rental assistance for the local work force, and beyond. Housing policy was discussed and creative methods to implement programs in the Goleta Housing Element were reviewed. The meeting was determined to be a success and the group scheduled follow-up meetings in January and February 2011.

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 2010: 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 2010: 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. EPS, Inc. assisted the City in hosting a stakeholder study session on December 15, 2009 to solicit feedback about methods used to prepare the fee studies. The fee study is underway with fees set to be established in the 2011 time frame.

Until the fee studies are done, affordable housing requirements from nonresidential uses are currently fulfilled through administrative/policy requirements. For example, the City of Goleta recently worked with the Goleta Valley Cottage Hospital on a monetary contribution towards the support for employee housing. Another 2010 example included the establishment of a comprehensive employee housing benefits program for a new bank in Goleta with the goal of encouraging local workers to remain or relocate near their place of employment. Until such time that a fee is established, the City considers impact fee requirements for new nonresidential development on a case-by-case basis because site circumstances vary greatly on the few remaining vacant parcels left in the City.

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

a. Set exaction requirements for dwelling units and 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 2010: 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 2010: 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.

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 2010: The zoning code update was initiated in 2010, to be completed in the 2011 timeframe 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 2010: The City continues to work with developers and nonprofit groups to provide collaborative housing. An example of one such project is the Housing Authority funded Braddock House. This special need residential project broke ground in 2009 and is currently under development in 2010. Additionally, the City hosted a public meeting on October 28, 2010 featuring guest speakers from Co-op Housing Developers from Davis, California. Co-op Housing Developers representatives provided information to the public regarding co-op models that have proven successful in a number of communities across the country. The presentation offered various models that might be appropriate for jurisdictions to follow as an alternative method to increase affordable housing inventory. 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 2010: Specific standards related to SRO units are part of the zoning code update, as initiated in 2010.

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 2010: 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 2010: As a member of the South Coast Homeless Advisory Committee, the City of Goleta is working to locate and fund shelters to meet the needs of the community. In 2010, the City allocated $3,000 to AIDS Housing Santa Barbara to assist 25 homeless persons and provided $4,895 to Transition House for supportive housing services. The City's Redevelopment Agency and Neighborhood Services Department staff oversees related issues. The City's Code Enforcement Officer responds to complaints and mediates neighborhood concerns.

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 2010: A Reasonable Accommodation Ordinance is under preparation as part of the 2010 zoning code update.

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 2010: The City's Redevelopment Agency and Neighborhood Services Department staff ensure support for adaptable units when possible. For example, the Braddock House project, located in the City's Redevelopment Area, is under construction. The purpose of the residential unit is to provide housing for special needs group, with every unit supporting disabled residents. In 2010, the City provided funds to continue support for the development of the project.

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 2010: The City works with the Housing Authority of Santa Barbara County to implement rental housing assistance programs, including the Section 8 Housing Choice Voucher Program. In Goleta, the Housing Authority of Santa Barbara County owns and/or manages 258 units and currently provides Section 8 rental assistance to 429 low-income families.

One of the strategies that was completed by the Housing Authority of Santa Barbara County in 2010 was their action to gain approval from the U.S. Department of Housing and Urban Development (HUD) to dispose of 54 units of public housing located at 301 Ellwood Beach Drive, 332 Ellwood Beach Drive, 120 Magnolia Avenue, 127 Orange Avenue, and 145

Orange Avenue within the City of Goleta. The public housing units to be disposed of will be, in effect, sold to a private, non-profit entity and maintained as affordable housing subject to a covenant term of 55-years. The current residents will be fully supported by replacement Section 8 vouchers or other adequate assistance based on their needs and income levels. The sale of the units will support the rehabilitation program and will have the added benefit of the creation of 54 new Section 8 vouchers for the community.

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 2010: The City continues to participate in the Santa Barbara County Continuum of Care (COC) and 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 South Coast Homeless Advisory Committee. This committee meets monthly to bi-monthly and provides a forum to discuss regional issues related to homelessness. In support of homeless services and programs in 2010, the City allocated $7,895 to assist with the local needs of the 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 2010: There was no action to date on homesharing and tenant matching opportunities for senior. However, there were other programs that were implemented in support for Goleta seniors including funding allocations for housing rehabilitation for low income seniors living independently, and funding for the Senior Nutrition Program serving 272 Goleta senior.

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 2010: Provisions for farmworker housing standards will be established when the City prepares the new zoning code in 2010. Regardless of the zoning code update,

farmworker housing is allowed in agriculturally-designated land uses, consistent with Table 2-4 of the Land Use Element. This Implementation Program was effectuated through the approval of Resolution 08-27 allowing for a farm labor camp at the Fairview Gardens. Five yurts are included as part of this project.

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

Summary 2010: 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 2010: Provisions to enable mixed-use development in Old Town are under development in 2010 as the City prepares a new zoning code. Regardless of the zoning code update, mixed use development is supported, consistent with the standards set forth in Tables 2-1 through 2-4 in the Land Use Element.

IP-6C Encourage Redevelopment of Nonresidential Sites to Include Residential Uses. Establish mixed-use incentives and zoning to allow for development of residential units at potential redevelopment sites identified in Table 10A-26 and Figure 10A-2 in the Technical Appendix at densities of up to 20 units per acre.

Summary 2010: Provisions to encourage redevelopment of nonresidential sites to include residential uses (mixed use) are under development in 2010 as the City prepares a new zoning code. Regardless of the zoning code update, mixed use development is supported, consistent with the standards set forth in Tables 2-1 through 2-4 in the Land Use Element.

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

Summary 2010: 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 2010: 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 2010 zoning code preparation.

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 2010: In 2010, the City identified locations for new bus shelters in the Redevelopment Area and developed plans for construction in the 2011 timeframe. The purpose of the new bus shelters is to support alternative transportation and encourage community use of mass transit. The new shelters are sited in employment centers to offer additional traffic solutions in the City's transit-oriented developed areas.

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 2010: Provisions to allow mixed use is under development as part of the 2010 zoning code preparation. Regardless of the zoning code update, mixed use development is allowed, consistent with the standards set forth in Tables 2-1 through 2-4 in the Land Use Element.

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

Summary 2010: Provisions to encourage affordable housing is under development as part of the 2010 zoning code preparation. Regardless of the zoning code update, affordable housing and related incentives are supported through the applicable Housing Element policies (e.g. Policy HE 10).

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

Summary 2010: The City code enforcement officer and building official enforce related standards. Rehabilitation loans are advertised for and issued in the Old Town Redevelopment Area. Rehabilitation loans are provided to assist low and moderate income residents to upgrade housing quality and enhance health and safety. In 2010, a total of 6 units received rehabilitation work as a result of City rehabilitation grants for a total of 37 rehabilitated units since the RDA was formed. Code enforcement and inspection is typically complaint driven unless there is an observed public health and safety risk.

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

Summary 2010: The Public information Officer has publicized rebate and loan programs on our Cox Cable Public Affairs TV channel throughout the 2010 reporting period. Through the South County Energy Efficiency Partnership (SCEEP), the City is coordinating with SCE to promote SCE's Direct Install Program. With their approval, the Program provides qualifying businesses using less than 100kw monthly with free energy assessments, free energy efficient products, and free installation. A joint letter from the City and SCE notifying over 600 eligible businesses in Goleta was sent out at the end of December 2010. Energy assessments are expected to occur in late March 2011.

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 2010: A new Condominium Conversion Ordinance is under preparation as part of the 2010 zoning code preparation.

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 2010: Most of the affordable housing in Goleta was established pre-cityhood. As such, covenants were created, similar to a contractual agreement, establishing a long term lock between the County of Santa Barbara and the lease holder or owner. The County works with the City to provide status updates on the monitoring effort, including a site map, unit addresses, assessor's parcel information and the copies of recorded restrictive covenants. Where affordable housing was created after incorporation, the City defers monitoring to a third party specialty firm, with City oversight for general compliance. In any event, the City maintains a general inventory. A 2010 inventory of affordable units is provided in Figure 2.

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 2010: The Housing Authority of Santa Barbara County, acting on Goleta's behalf and with approval from the U.S. Department of Housing and Urban Development (HUD), disposed of 54 units of public housing located at 301 Ellwood Beach Drive, 332 Ellwood Beach Drive, 120 Magnolia Avenue, 127 Orange Avenue, and 145 Orange Avenue within the City of Goleta in 2010. The public housing units were sold to a private, non-profit entity and are maintained as affordable housing subject to a covenant term of 55-years. The current residents continue to be fully supported by replacement Section 8 vouchers or other adequate assistance based on their needs and income levels. The sale of the units was support the rehabilitation program and had an added benefit of the creation of 54 new Section 8 vouchers for the community.

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 2010: The City supports volunteer efforts through the use of Redevelopment Agency Housing Rehabilitation Grants that pay homeowners to get their homes repaired and maintained at no cost to them. See IP-8J for the City's use of Rehabilitation Grants. This implementation is partially met and will be fully met when the City formally organizes volunteer programs that go beyond the scope of the Rehabilitation Grant program.

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 2010: 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 2010: Regulations for the removal or displacement of residential units are under development as part of the zoning code update initiated in 2010.

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 2010: 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 2010: The Redevelopment Agency has implemented a subsidized housing rehabilitation program for residents within the Redevelopment Area. Six units designated for very low and low income households have directly benefited from Low and Moderate Income Housing Fund (LMIHF) expenditures for maintenance and repairs in 2010.

As of June 30, 2009, the Agency's low and moderate income housing fund had a balance of $1,375,504 available. Over the five year period ending on June 30, 2014, staff conservatively estimates that the Project Area will generate approximately $4.06 million in 20 percent housing set-aside revenue. The table below provides the expected deposits of housing funds over each of the next five years.

Estimated Deposits of Redevelopment Agency Housing Funds

	2009-10 (actual)	2010-11 (projected)	2011-12 (projected)	2012-13 (projected)	2013-14 (projected)
Amount to be Deposited	$780,774	$796,389	$812,317	$828,564	$845,135

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 2010: The City Council periodically reviews and updates the Design Review process. On January 20, 2009, the City Council approved revisions to the Design Review Board Bylaws and Guidelines via Resolution 09-04. 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 2010: 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. This Committee enables the aggregation of various projects and initiatives that City staff are working on and provide a roadmap and a prioritization of future green endeavors to be undertaken by the City. The City is involved in 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 promotion of solar design is a key initiative of the Green Issues Committee and the SCEEP.

The City uses its website to communicate energy efficiency projects, such as solar design, to the public at the Go Green Goleta link. Go Green Goleta is an initiative that the City Manager's Office to brainstorm creative initiatives and cultivate awareness about the importance of "Going Green".

In 2010, the City initiated the development of a new zoning code, including 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 2010: On November 2, 2010, the City of Goleta adopted Ordinance 10-05 adopting the mandatory provisions of California's 2010 Green Building Standards Code known as CALGreen, as well as Ordinance 10-06 establishing Local Energy Efficiency Standards. CALGreen is established to reduce construction waste, make buildings more efficient in the use of materials and energy, and reduce environmental impact during and after construction. The Local Energy Efficiency Standards, commonly known as a "reach

code", require new construction and certain additions to exceed the state-adopted Title 24 energy standard by 15%.

On December 29, 2010, the California Energy Commission approved the City of Goleta Ordinance pursuant to Resolution No. 10-1229-1d-G. Both CALGreen and the Local Energy Efficiency Standards will increase energy efficiency and natural resource conservation of all new buildings (and certain additions) submitted for plan check and constructed after January 1, 2011.

Additionally, through the City's participation in the South County Energy Efficiency Partnership (SCEEP), a program that joins local governments with the utility companies to advance sustainability, the City has been notified it will be awarded a competitive grant that includes funding for establishment of a Green Building Program. The Green Building Program is expected to be completed in late 2012.

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 2010: Multiple residential projects that include affordable units are under review pending approval. Refer to Table 5 in Section 4 of this report for a list of residential projects of interest and proposed affordable unit counts.

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 2010: The Community Development Block Grant Program (CDBG) Annual Plan and the Redevelopment Agency Budget Plan was approved by the City Council on April 20, 2010 and lists local and external sources of housing funds with disbursement opportunities. Rehabilitation loans are advertised for and issued in the Old Town Redevelopment Area, consistent with Resolution 06-06 (September 2006). Rehabilitation loans are provided to assist low and moderate income residents to upgrade housing quality and enhance health and safety. In 2010, a total of 6 units received rehabilitation work as a result of City rehabilitation grants for a total of 37 rehabilitated units since the RDA was formed.

On October 5, 2010, the Redevelopment Board authorized the Executive Director to execute a not-to-exceed loan totaling $200,000 for permanent financing for the Braddock House Project. The loan was provided as part of the Redevelopment Agencies Low-Moderate Income Housing Fund in the form of a one-time forgivable loan.

In 2010, Sumida Gardens Apartments received $259,120 from the Redevelopment Agencies Low-Moderate Income Housing Fund as part of the approved Affordable Housing Assistance Agreement which provides for this tax increment reimbursement mechanism.

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 2010: Adhering to State Density Bonus law is specified in the General Plan, but not yet in the zoning ordinance which is still pending revision.

IP-10D 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 2010: Adhering to State Density Bonus law is specified in the General Plan, but not yet in the zoning ordinance which is still pending revision.

IP-10E 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 2010: The establishment of a "concept review" process was implemented via Ordinance in December 2008 at the Planning Commission level. To date, three projects have availed themselves of concept review: Westar mixed use; Citrus Village; and Kenwood Village. None of the affordable housing overlay project applicants have availed themselves of that opportunity, yet.

In 2010, the City Council directed staff to return with options for process improvements for their deliberations in the April-May 2011 time frame. Refer to Table 5 in Section 4 of this report to review the list of concept and pending projects for further description of the three projects that used "concept review" as a planning tool.

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 2010: 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 2010: The City participated with the County, City of Santa Barbara, and City of Carpinteria to encourage a Transfer of Development Rights program for a housing project proposal along the Gaviota Coast located to the north of the City of Goleta. The Transfer of Development Rights Ordinance is under preparation as part of the 2010 zoning code update.

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 2010: In 2010, the City of Goleta initiated 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 public workshop was help on July 8, 2010 to encourage community input on different parking solutions.

Parking standards are under development as part of the 2010 zoning code update.

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 2010: Inclusionary housing regulations are under development as part of the 2010 zoning code update. General Plan Housing Element inclusionary standards are enforced regardless of a zoning code update.

IP-11B Monitoring and Long-Term Affordability. Establish appropriate management approaches for all affordable housing agreements in order to ensure compliance with affordability restrictions, implement resale and rental regulations for extremely low-, very low-, low-, and moderate-income units, and ensure that these units are maintained as affordable housing.

Summary 2010: Affordable housing units are monitored as part of the residential development deeds and covenants, usually with a third party non-profit like People's Self Help. Most of the affordable housing in Goleta was established pre-cityhood. As such, covenants were created, similar to a contractual agreement, establishing a long term lock between the County of Santa Barbara and the lease holder or owner. The County works with the City to provide status updates on the monitoring effort, including a site map, unit addresses, assessor's parcel information and the copies of recorded restrictive covenants. Where affordable housing was created after incorporation, the City defers monitoring to a third party specialty firm, with City oversight for general compliance.

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

a. Updating 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 2010: 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 fee program was exhausted in 2009. No fees were collected in 2010, though discussions with applicants with pending projects are underway to identify affordable housing contributions. The City continues to discuss fee collection and leveraging of funds with the Santa Barbara Housing Trust Fund 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 2010: The City continues to seek grant funds for affordable housing and has approximately $200,000 in HOME funds accumulated for future projects. In 2010, the City worked with Peoples' Self Help Housing to finance $141,000 of HOME Funding in support of affordable housing at the unbuilt Village at Los Carneros Project. Due to HOME funding application expenditure deadline requirements, the award could not be granted.

Also in 2010, City staff worked with the Housing Trust Fund of Santa Barbara to identify ways to connect the Housing Trust Fund services to housing project applicants. A roundtable meeting was held in December 2010 with Goleta employers, developers, housing advocates, and the Goleta Chamber of Commerce to identify employer housing needs, in an attempt to match employees with relevant services and financial support.

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 2010: The City participates in the South Coast 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.

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 2010: The Community Development Block Grant Program (CDBG) Annual Plan and the Redevelopment Agency Budget Plan was approved by the City Council on April 20, 2010 and lists local and external sources of housing funds with disbursement opportunities.

3.10 Housing Element Tables

3.10.1 Regional Housing Needs Allocation Tracking

Government Code Section 65400(2)(B) requires the General Plan progress report to include the progress in meeting its share of regional housing needs for monitoring the success of implementing the Housing Element. 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 B for completed housing forms, as required by State HCD>

Table 2 documents the number and type of residential units built in 2010. The income range for the unit is also provided.

Table 2
Residential Units Completed in 2010

Development	Location	Number and Type of Units		
		Number	Structure Type	Income Group
Robinson Tract	11 Violet Lane 077-141-039	1	Single Family Detached	1 Above Moderate

Definitions: AMI = Area Medium Income Moderate Income = 110% AMI
Note: Compiled from the 2010 Department of Finance Housing Unit Change Form.

Table 3 documents the built residential units, by income group, in 2010. A total of one (1) above moderate income unit was constructed in 2010.

Table 3
Total Built Residential Units by Income Group

	Total Units Added	Extremely Low	Very Low	Low	Moderate	Above Moderate
2010 as Built Units	1					1

Definitions: Above Moderate = Households earning over 120 percent of the median household income with some restricted cap.
Note: Compiled from the 2010 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 2010 were 1 with the total remaining need of 1,434 units. Another way of saying this is that the City, in its second Housing Element planning cycle, constructed 207 units, a significant accomplishment considering that there are another 568 approved residential units that are either under construction or in the pre-construction planning phase. Refer to the Housing Element Technical Appendix Table 10A-22 for a list of approved projects as of June 2009. Since June 2009, there are have been no housing project approvals.

Table 4
Housing Objectives Update (2009-2014)

Income Group	2007-2014 Housing Need	Units Added thru 2009	Units Added in 2010	Remaining Unit Need
Extremely Low	189	0	0	189
Very Low	188	19	0	169
Low	279	10	0	269
Moderate	230	10	0	220
Above Moderate	755	167	1	588
TOTAL	1,641	206	1	1,434

Note: Compiled from the 2007-2010 Housing Element Technical Appendix Tables and updated by 2009 and 2010 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 State HCD and Santa Barbara County Association of Governments.

3.10.2 Removal of Constraints for Affordable Housing

Consistent with the requirements of Government Code Section 65400(2)(B), the City addressed barrier to the development of affordable housing in the 2010 reporting period. Most significantly, the City completed a comprehensive General Plan Amendment work program, intended to remove rigid standards and add flexibility in the Housing Element. Housing Element affordable housing requirements were reduced from a requirement of 30 to 55 percent down to 15 to 20 percent of a new residential development. Rental projects are now excluded from affordable housing requirements to stimulate the production of rental projects in an attempt to address the low vacancy rates and high rents.

The price of housing has risen at a much faster rate than local household incomes. The City works hard to leverage public and private funds in order to achieve the development of affordable housing in Goleta. The most successful example of the City's financial subsidization of a not-for-profit development project under constructed in 2010 is the Braddock House project for the disabled special needs community which included construction of 4 very-low affordable rental units. This project received $200,000 dollars from the City in the form of a forgivable loan to facilitate construction of the affordable, special needs units. This was a significant achievement which transcended a barrier to development of affordable, special needs housing.

Also in 2010, the Sumida Gardens Apartments, a 200 unit rental project with 34 affordable units, received $259,120 from the Redevelopment Agency's Low-Moderate Income Housing Fund in support of the affordable units.

Additionally, the City applied the flexibility that is built into the Land Use Element building intensity standards and flexible creek setbacks established in the Conservation Element. Refer to Section 4.4 of this report for a description and tracking of the application of the adjustable, flexible standards in the General Plan.

3.10.3 Housing Element Update Process

State law requires that every updated Housing Element be submitted to the California Department of Housing and Community Development (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, as adopted by the City Council on November 16, 2010 (via Resolution Number 10-57).

After multiple Planning Commission and City Council hearings, the Draft Housing Element was submitted to 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 comply with statutory requirements of the California Government Code and therefore 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 Number 10-57 is provided below:

2010 Housing Element Update 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

The updated Housing Element addresses the 2007-2014 planning period and a new RHNA. The new RHNA is presented below, consistent with the housing needs goals identified in Table 4:

Income Group	2007-2014 Need
Extremely Low	189
Very Low	188
Low	279
Moderate	230
Above Mod	755
TOTAL	1,641

3.10.4 Housing Projects of Interest

Table 5 lists the development projects of interest that were active in the 2010 time period, with the affordability breakdown. Affordability and unit counts are estimated as the projects are pending applications. Multiple rental projects are either under construction, approved, or proposed. Special needs housing, assisted living, farmworker housing and a project with second units were projects of interest in the 2010 time period.

Table 5
Development Applications of Interest in 2010

	Total Units Added	Extremely Low	Very Low	Low	Moderate	Above Moderate
Under Construction:						
Braddock House	*4*		X			
The Bluffs at Sandpiper	*17*					17
Approved/Unbuilt:						
The Bluffs at Sandpiper	*34*					34
Citrus Village	*10*		In-lieu Fee	In-lieu Fee		10
Village at Los Carneros	*275*		63[1]			212
Haskell's Landing	*101*		In-lieu Fee	5	5	91
Robinson LLA	*4*					4
Quixote Fund (Mathilda)	*2*			1		1
Pending:						
Islamic Center	*1*					1
Taylor Parcel Map	*3*					3*
Mariposa Assisted Living	*99*					99**
Shelby Trust	*34*					34
Kenwood Village	*60*		3	3	3	51
Cortona	*171*					171***
Westar Mixed Use	*300*		8	7		285***
Willow Springs II	*100*					100***
Village at Los Carneros II	*279*		45			234***
Total 2009 =	*1,494*		*119*	*16*	*12*	*1,349*

* = Project includes second units; ** = Assisted living facility; *** = Rental housing

It is important to note that the City of Goleta spent considerable time in this reporting period to work with land owners and developers to identify, design, and propose quality projects meeting the City of Goleta's affordable housing inclusionary requirements. Table 5 documents this extensive effort, with 1,394 units either under construction, approved but unbuilt, or pending approval consideration.

3.11 Summary

The General Plan Progress Report for the 2010 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 the balancing of fixed versus flexible standards. These amendments will serve to support project design through the application of the "good cause finding" while adding additional support for the production of housing and other important projects. Section 4 of this Annual Report summarizes the net effect of this balancing effort.

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 the 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 departments.

4.0 OTHER ACTIONS

4.1 Land Use Planning Process Improvements

During 2010, in addition to processing permit applications, the Planning and Environmental Services Department focused on updating the Housing Element to address the 2007-2014 Planning Period. In addition, the Department has been addressing several applicant-sponsored requests to amend the General Plan (Track 4 amendments).

Another important improvement to the land use planning process was the kick off of the reformatting of the zoning ordinance. This is a comprehensive reworking of the zoning code to reflect the specifics of the City of Goleta and recent updates. The work program for this effort was developed and initiated in 2010.

4.2 Strategic Plan

On July 16, 2007, the City Council officially adopted the City's Strategic Plan, setting in place the goals and objectives of the City for the years to come. The Strategic Plan was developed following extensive interactions between the Council and staff and facilitated by a consultant. The 2007 Strategic Plan included 17 goals and more than 185 objectives and is intended as a living and breathing road map for our young and ever-changing organization.

In October 2010, the City Council conducted a comprehensive review of the Plan which now contains 13 goals and roughly 135 objectives with numerous tasks. The list below demonstrates those items (tasks and objectives) that have been completed by the City during the 2010 time frame. These include, but are not limited to, the following items:

- Pursue ARRA Funding Opportunities for Transportation & Other City Needs
- Execute Agreement with Church for Library Parking Lot Use
- Traffic Mitigation Agreements with UCSB
- Development of a Legislative Platform
- Joint School District/City Council Meetings
- Create an Old Town Bulletin
- Create Informational Brochures for Permitting
- Participate/Promote 2010 Census
- Enhance Access to Beach
- Communications Facilities
- Address Goleta Growth Management Ordinance
- Develop a City Naming Policy
- Install Seasonal Banners in Old Town
- Initiate a Parking Study for Old Town
- Implement "Goleta Prepare Now" Initiative

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

4.3 Land Development Change and Growth Analysis

4.3.1 Land Development Change in 2010

During 2010, the economy was not conducive to much residential and commercial construction. However, two projects were completed in 2010 totaling 0.25 acres of residential construction and 2.00 acres of non-residential construction on previously vacant land. There was one residential project approved but unbuilt on just over one acre during 2010. There were also numerous projects (84 acres of residential and 20 acres non-residential) winding their way through the development review process. There are also several projects that are approved but have not yet completed construction (42 acres of residential and 77 acres of commercial). The specific projects and acreages are shown in Table 6.

4.3.2 Growth Analysis

The City of Goleta repealed its growth management ordinance, the Goleta Growth Management Ordinance or GGMO, in November 2009. The ordinance was intended to pace development with infrastructure availability while the General Plan was initially being reviewed and adopted. It had remained in effect while the various City-initiated General Plan amendments (Tracks 1, 2, 2.5, 3 and 5) were under evaluation. The authorizing tool enabling the rescission of the GGMO was based on the November 17, 2009 Track 3 Amendments. One of these amendments included the rewriting of Land Use Element Policy 11 Growth Management with a new growth management strategy. The new Policy 11 language is as follows:

> ***Policy 11: Growth Management***
>
> ***Objective:*** *To manage the timing of future growth based on maintenance of service levels and quality of life.*
>
> ***LU 11.1: Pacing of Growth.*** *The City shall ensure that the timing of new development is consistent with resource and service constraints, including, but not limited to, transportation infrastructure, parks, water supply, sewer system capacity, and energy availability.*

As shown in Table 6 below, in 2010 a total of 2.25 acres of land was developed in residential and non-residential uses (0.25 and 2.0 acres respectively). Table 7 shows the buildout and remaining vacant land in the City of Goleta as of December 2010.

Table 6
Land Development Changes in 2010

Project Name	APN	Acreage
Residential Buildout – Constructed Projects in 2010 (0.25 ac)		
11 Violet Lane	077-141-039	0.25
Residential Buildout–Approved Projects Either Under Construction or Unbuilt (44.1 ac)		
Robinson Tracts	077-141-058, -066, -067, -070	1.00
Braddock House (Housing Authority) 5575 Armitos Ave	071-090-087	0.24
Village at Los Carneros I	073-330-024; 073-330-027	16.12
Quixote	079-554-009	0.24
The Bluffs	079-770-006, -007, -020, -021, 079-780-002 to - 027, -030 to 41	10.25
Citrus Village	077-490-043	1.02
Haskell's Landing	079-210-049	14.23
Residential Buildout – Pending/Concept Projects (83.22 ac)		
Shelby	077-530-019	14.08
Kenwood Village1	077-130-006; 077-130-019 077-141-049	10.65
Islamic Society of Santa Barbara	077-160-035	0.03
Taylor Parcel Map	069-100-003	1.91
Willow Springs Phase II1	073-060-044; 073-060-045 073-060-047; 073-060-048	4.17
Village at Los Carneros Phases I and II 1	073-330-024; 073-330-027; 073-330-026; 073-330-028; 073-330-029	26.9
Cortona	073-140-016	8.83
Westar	073-030-020; 073-030-021	13.7
Mariposa	079-210-057	2.95
Non-Residential Buildout – Constructed Projects in 2010 (2.0 ac)		
ATK Space Systems – 600 Pine Avenue	071-130-040	2.0
Non-Residential Buildout–Approved Projects Under Construction or Unbuilt (76.5 ac)		
Cabrillo Business Park (6767 Hollister Ave)	073-610-013; -015; -016; -017; -018; -019	73.02
Camino Real Marketplace Skating Facility (Santa Felicia)	073-440-022	4.8
Rincon Palms (6868/6878 Hollister Ave.)	073-140-004	3.09
Camino Real Hotel (401 Storke Rd.)	073-440-019	3.02
Non-Residential Buildout – Pending/Concept Projects (19.74 ac)		
Fairview Commercial Center (151 S. Fairview)	073-080-019	0.80
Islamic Society of Santa Barbara	077-160-035	0.56
Sturgeon Building	077-160-040	0.53
Schwann Self Storage (10 S. Kellogg)	071-090-082	2.06
Westar (Hollister Ave/NW of Glenn Annie Road)	073-030-020 073-030-021	9.85
Marriott Residence Inn (6300 Hollister Ave)	073-050-020	3.81
Fire Station 10 (7952 Hollister Ave)	079-210-048	2.13
Total Residential Construction	=	***0.25***
Total Residential Approved/Pending/Concept	=	***127.32***
Total Non-Residential Construction	=	***2.00***
Total Non-Residential Approved/Pending/Concept	=	***96.24***
Total All 2010 Construction	=	***2.25 acres***
Total All 2010 Approved/Pending/Concept	=	***223.56 acres***

Notes:
(1) Buildout of vacant lands assumes land that has development potential. Open space areas, agricultural lands, and roadways are excluded from the inventory.
(2) Existing developed lands are not included in the inventory. As such, remodels and additions are not evaluated.
(3) Acreages provided in the table are based on parcel size, not the size of the development.
(4) Assessor Parcel Numbers for the Cabrillo Business Park Project are new reflecting the recordation of Tract Map 32,041 on 8/20/09. The previous parcel number was 073-610-006 and is provided for historical context only.

Table 7
Buildout Summary in 2010

Land Use	Acreage	Percent of Total
Developed	2,895.27	57%
Agriculture/Open Space	1,109.12	22%
Road/Highway/Rail	813.86	16%
Vacant Land with Development Potential	252.25	5%
Total	5,075.00	100%

At the end of 2010, there were 252.25 acres of vacant land with development potential. One year earlier at the end of 2009, vacant land that could be developed comprised 254.5 acres as reflected on Figure 3. The amount of remaining buildable vacant land in the City changed from 5% to 4.9% at the end of 2010, a total of 2.25 acres of development. Clearly, Goleta is building out in its margins and the new pacing tool assessing infrastructure needs and other service constraints, is an appropriate form of growth management.

4.4 Tracking of General Plan Standards

4.4.1 Land Use Element Building Intensity Standards

In discussing the Track 2 minor General Plan amendments in 2008, it came to light that there were several building intensity standards contained in the four land use tables in the General Plan that did not correlate with the corresponding standards in the zoning ordinance. For example, there were height limits provided in the General Plan land use tables that were 5 to 10 feet different than the corresponding zone district. There were also internal inconsistencies within some land use categories, for example, 3 story height limitation for some non-residential use categories yet a maximum floor area ratio of 0.30 which is generally considered to be very low intensity. The disparities within the land use tables and between those and the zoning ordinance were sending a mixed message to potential applicants and complicating the review process.

With extensive input from the Planning Commission, Design Review Board and the public, in April 2009 the City Council adopted changes to the four General Plan land use tables to increase conformity with the standards in the corresponding zones and to add a "good cause" finding. This cause would be required if an applicant requested relief from the recommended standards in the General Plan. Good cause is defined in the General Plan as:

> *...a better site, or architectural design, will result in better resource protection, will provide a significant community benefit and/or does not create an adverse impact to the community character, aesthetics or public views.*

Table 8 summarizes the projects that have received relief from the land use standards in the General Plan during 2010. The approval of these projects has included a good cause finding by the Planning Commission or City Council. The findings have included the following:

- The supportive comments received from the Design Review Board for the overall building configuration and size, bulk and scale;
- Removal of one proposed building eliminates the need for modification of open space, landscaping and parking space requirements and maintains a view corridor through the parcel to the backdrop of the foothills and Santa Ynez Mountain skyline;
- The project size, footprint and height are consistent with Zoning Ordinance requirements and
- The project does not meet the recommended building intensity standards due to the proposed dedication of right of way for extension of Ekwill Road. If the dedication were not accepted, the project would handily meet all the standards in the land use tables.

The good cause finding appears to be an effective tool to ensure community compatibility. This tool will be strengthened when the zoning ordinance is reformatted and updated in 2011.

4.4.2 Conservation Element Creek Setbacks

The City Council also approved two General Plan Amendments relating to allowing relief from 100 foot creek setback requirements with a finding of "good cause." The creek setback "good cause" is provided in November 17, 2009 amended Conservation Element subpolicy CE 2.2 Creek Setbacks and reads as follows:

> *"The SPA upland buffer shall be 100 feet outward on both sides of the creek, measured from the top of the bank or the outer limit of wetlands and/or riparian vegetation, whichever is greater. The City may consider increasing or decreasing the width of the SPA upland buffer on a case-by-case basis at the time of environmental review. The City may allow portions of a SPA upland buffer to be less than 100 feet wide, but not less than 25 feet wide, based on a site specific assessment if (1) there is no feasible alternative siting for development that will avoid the SPA upland buffer; and (2) the project's impacts will not have significant adverse effects on streamside vegetation or the biotic quality of the stream."*

In 2010, one project, ATK Systems, was approved with a 50 foot adjusted creek setbacks based on consistency with adjacent setbacks, control of stormwater discharge, biological values, and restoration required as part of the project approval.

Table 8
Current Projects – Good Cause Cases

Project	GP Land Use Designation and Building Standards	Good Cause Request
Pending Projects		
Schwan Self Storage	**General Industrial**	Creek Setbacks to 30 feet
Mariposa at Ellwood Shores 07-217-DP et al 7760 Hollister Avenue 70,510 SF assisted living facility	**C-G** / M-RP zone [20 units/acre Max FAR = 0.40 Max Ht. = 35 FT Min Lot Size = 10,000 SF]	Increase FAR by 0.22 to 0.62 FAR
Approved Projects (2010)		
Towbes/ATK (071-130-040) 08-157-OA... 600 Pine Avenue 23,276 SF addition to an existing research park building	**I-BP** / MRP zone [Max FAR = 0.40 Max Ht. = 35 FT Max Lot Cov. = 0.35 Min OS Ratio = 0.30]	Increase FAR from 40% to 42% Open Space ratio reduction to 16.5% from 30% Creek Setbacks established at 50 feet.
Citrus Village (077-490-043) 04-226-DP 7388 Calle Real Residential Project	**R-P (12 un/ac)** / DR-12.3 zone Max FAR = 0.30 Max Ht. = 35 FT Max Lot Cov. = 0.30 Min OS Ratio = 0.40 Min Lot Size = 4,500 SF]	Previous request for Good Cause Finding to increase FAR (over R-P max = 0.30) by 0.19 to 0.49 FAR was rescinded as a result of reducing the unit count from 12 to 10 units on the site. *No Good Cause Finding Required*
Approved Projects (2009)		
Haskell's Landing (079-210-049) 07-102-GP, -OA/, -TM, -DP, -RN Hollister Avenue/Las Armas Road 101 residential units DR-8 zone	**R-P (8 units/acre)** [Max FAR = 0.30 Max Ht. (Coastal) = 25 FT Max Lot Cov. = 0.30 Min OS Ratio = 0.40 Min Lot Size = 4,500 SF]	Height from 25' to 27 - Good Cause: Supportive comments from DRB for building configuration and size, bulk and scale. And, DRB request for unit clustering justifies a higher roof line while maintaining skyline views. Creek setback from 50' to range of 50 feet to 360 feet - Good Cause: Better project design and connection with adjacent native grassland
Camino Real Hotel (073-440-019) 07-208-DP et al 401 Storke Road 73,828 SF hotel (99 rooms) C-2 zone	**C-C** [12 units/acre Max FAR = 0.40 Max Ht. = 25 FT Min Lot Size = 2005 size]	FAR from .4 to .56 – Good Cause: The FAR finding was based on the consistency with surrounding uses and the additional landscaping provided along Phelps Road that was approved as part of the project. Height from 25 to 32 (w/tower elements to 40' – Good Cause: Heights were reduced to 32' w/tower elements at 40' based on DRB-request. Good Cause finding based on the initial reduction and based on the substantial landscaping in the Phelps Rd right-of-way that will screen the hotel from surrounding views.
Marriott Residence Inn (073-050-020) 07-007-RZ, -DP 6300 Hollister Avenue 99,824 SF (140 room) hotel M-RP zone	**I-BP with Hotel Overlay** [Max FAR = 0.50 Max Ht. = 35 FT Max Lot Cov. = 0.35 Min OS Ratio = 0.30]	FAR from .5 to .61 and Height from 35' to 40.4' at peak – Good Cause: Supportive comments from DRB for building configuration and size, bulk and scale, and revisions that relocated a portion of the structure to the northwest corner. Average roof height does not exceed 35 feet with the peak increases at locations that do not cause impacts to the community character, aesthetics, or public views. Project setbacks from Hollister Ave are consistent with adjacent buildings and the project shares a driveway serving to reduce impacts. *Project Approval Rescinded by Applicant for New Project*

Key to Abbreviations
FAR = Floor Area Ratio FT = Feet
OS = Open Space Ratio HT = Height

Appendix A

General Plan/Coastal Land Use Plan
Implementation Actions and Programs Summary
2010

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APPENDIX A
GOLETA GENERAL PLAN/COASTAL LAND USE PLAN
IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2010)

IP Number	Implementation Program / Action: Objective	Implementation Status[1]		
Land Use Element		**No Action**	**Underway**	**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**	**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**	**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**	**Complete**
SE-IA-1	New Zoning Code		X	
SE-IA-2	San Jose Creek Flood Control Project		X	
SE-IA-3	Annual Safety Audits of Oil and Gas Facilities			X
SE-IA-4	Multihazard Emergency Response Plan			X
SE-IA-5	International Fire Code Council Urban Interface Code			X
Visual & Historic Resources Element		**No Action**	**Underway**	**Complete**
VH-IA-1	Preparation and Adoption of New Zoning Code		X	
VH-IA-2	Preparation and Adoption of Design Guidelines		X	
VH-IA-3	Preparation and Adoption of Story Pole/Visual Simulation Procedures		X	
VH-IA-4	Creation of a Historic Preservation Board or Committee	X		
Transportation Element		**No Action**	**Underway**	**Complete**
TE-IA-1	Traffic Impact Fee Program		X	
TE-IA-2	Capital Improvements Program and Budget			X
TE-IA-3	Street Design Standards	X		
TE-IA-4	Neighborhood Traffic Management Program	X		
TE-IA-5	Parking In-Lieu Fee Program for Old Town		X	
TE-IA-6	Bicycle Transportation Plan			X
Public Facilities Element		**No Action**	**Underway**	**Complete**
PF-IA-1	Preparation of AB 1600 Study and Impact Fee Program		X	
PF-IA-2	Capital Improvements Program and Budget			X
Noise Element		**No Action**	**Underway**	**Complete**
NE-IA-1	Adoption of New Noise Ordinance		X	

APPENDIX A
GOLETA GENERAL PLAN/COASTAL LAND USE PLAN
IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2010)

IP Number	Implementation Program / Action: Objective	Implementation Status[1]		
NE-IA-2	Design Criteria	X		
NE-IA-3	Noise Enforcement Program		X	
Housing Element		**No Action**	**Underway**	**Complete**
IP-1A	Require Nondiscrimination Clauses		X	
IP-1B	Respond to Complaints		X	
IP-1C	Undertake Actions to Prevent Discrimination		X	
IP-1D	Adopt a Source of Income Antidiscrimination Ordinance		X	
IP-2A	Conduct an Annual Housing Element Review			X
IP-2B	Periodic Updates of the Housing Element			X
IP-2C	Prepare Information and Conduct Community Outreach Activities on Housing Issues		X	
IP-2D	Collaborate on Interjurisdictional Actions for Housing		X	
IP-2E	Undertake Coordinated Advocacy Efforts on State Legislation		X	
IP-3A	Commercial/Housing Nexus Study and Impact Fees		X	
IP-3B	Adopt a Job/Housing Linkage Program		X	
IP-3C	Housing Opportunities for Existing & 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	
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	

APPENDIX A
GOLETA GENERAL PLAN/COASTAL LAND USE PLAN
IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2010)

IP Number	Implementation Program / Action: Objective	Implementation Status[1]	
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. 11-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA APPROVING THE GENERAL PLAN / COASTAL LAND USE PLAN 2010 PROGRESS REPORT FOR SUBMITTAL TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

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

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

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

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

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

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

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

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

WHEREAS, on February 28, 2011, the Planning Commission considered the contents of the General Plan 2010 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 15, 2011, 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 2010 Progress Report

Pursuant to Section 65400(a)(2) of the Government Code, the City Council has reviewed the General Plan 2010 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 the California Department of Housing and Community Development (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 pursuant to Section 65040.2 of the Government Code Section 65400(a)(2); and accurately documents the date of the last revision to the General Plan.

The City Council approves the Progress Report and directs the City's Advance Planning Manager of the Planning and Environmental Services Department, or her designee, to submit the Progress Report to OPR and HCD on or before April 1, 2011 in accordance with the provisions of Government Code Section 65400(a)(2).

SECTION 3. Documents

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

SECTION 4. Certification

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

PASSED, APPROVED AND ADOPTED this 15th day of March 2011.

MARGARET CONNELL, MAYOR

ATTEST:

DEBORAH CONSTANTINO
CITY CLERK

APPROVED AS TO FORM:

TIM W. GILES
CITY ATTORNEY

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

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing City Council Resolution No. 11-17 was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 15th day of March 2011, by the following vote of the Council:

AYES: MAYOR CONNELL, MAYOR PRO TEMPORE EASTON, COUNCILMEMBERS ACEVES, BENNETT AND PEROTTE.

NOES: NONE

ABSENT: NONE

ABSTENTIONS: NONE

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK

RESOLUTION NO. 11-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA RECOMMENDING APPROVAL OF THE GENERAL PLAN / COASTAL LAND USE PLAN 2010 PROGRESS REPORT FOR SUBMITTAL TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

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

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

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

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

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

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

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

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

WHEREAS, the Planning Commission conducted a public meeting on the General Plan 2010 Progress Report ("Progress Report") on February 28, 2011, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission considered the entire administrative record, including the staff report, the contents of the Progress Report, a copy of which is attached hereto as Exhibit 1, and oral and written testimony from interested persons.

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

SECTION 1. Recitals

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

SECTION 2. Approval of General Plan 2010 Progress Report to the City Council

Pursuant to Section 65400(a)(2) of the Government Code, the Planning Commission has reviewed the General Plan 2010 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 the California Department of Housing and Community Development (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 pursuant to Section 65040.2 of the Government Code Section 65400(a)(2); and accurately documents the date of the last revision to the General Plan.

The Planning Commission approves the Progress Report and directs the City's Advance Planning Manager of the Planning and Environmental Services Department, or her designee, to submit the Progress Report to OPR and HCD on or before April 1, 2011 in accordance with the provisions of Government Code Section 65400(a)(2). The Planning Commission hereby directs staff to report this finding to the City Council of the City of Goleta.

SECTION 3. Documents

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

SECTION 4. Certification

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

PASSED, APPROVED AND ADOPTED this 28th day of February 2011.

BILL SHELOR, CHAIR

ATTEST:

DEBORAH CONSTANTINO
CITY CLERK

APPROVED AS TO FORM:

JOANNA M. SMITH
ASSISTANT CITY ATTORNEY

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

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Planning Commission Resolution No. 11-07 was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the 28th day of February 2011, by the following vote of the Commission members:

AYES: CHAIR SHELOR, VICE CHAIR WALLIS, AND COMMISSIONERS KESSLER-SOLOMON, STAPELMANN

NOES: NONE

ABSENT: NONE

ABSTENTIONS: NONE

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK

Appendix C

California Housing and Community Development Housing Inventory Tables

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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: CITY OF GOLETA

Mailing Address: 130 CREMONA DRIVE, STE B
GOLETA, CA 93117

Contact Person: ANNE WELLS Title: ADVANCE PLANNING MANAGER

Phone: (805) 961-7557 FAX: (805) 961-7551 E-mail: AWELLS@CITYOFGOLETA.ORG

Reporting Period by Calendar Year: from 1/1/2010 to 12/31/2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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

Jurisdiction City of Goleta

Reporting Period 1/1/2010 - 12/31/2010

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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	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.
11 Violet Lane (077-141-009)	SF	O				1	1	1			1
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►						1	1	1			
(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 1/1/2010 - 12/31/2010

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 which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity		2	2	4	Two (2) Very-Low Income Households and two (2) Low-Income Households have directly benefited from Low and Moderate Income Housing Fund (LMIHF)** expenditures for maintenance and Repairs in 2010.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	2	2	4	

* Note: This field is voluntary **Note: Two additional Moderate-Income Units benefited from the LMIHF Expenditures

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

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

* Note: This field is voluntary

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

Jurisdiction City of Goleta

Reporting Period 1/1/2010 - 12/31/2010

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						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	19	0						23	354
	Non-deed restricted												
Low	Deed Restricted	279	4	0	10	0						14	265
	Non-deed restricted												
Moderate	Deed Restricted	230	2	0	10	0						12	218
	Non-deed restricted												
Above Moderate		755	4	57	167	1						229	526
Total RHNA by COG. Enter allocation number:		1,641	14	57	206	1						278	1,363
Total Units ► ► ►		1641											
Remaining Need for RHNA Period ► ► ► ► ►													

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

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

Jurisdiction City of Goleta

Reporting Period 1/1/2010 - 12/31/2010

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

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

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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
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

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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
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

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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
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

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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
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	Underway
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

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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	Underway
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
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

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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
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:

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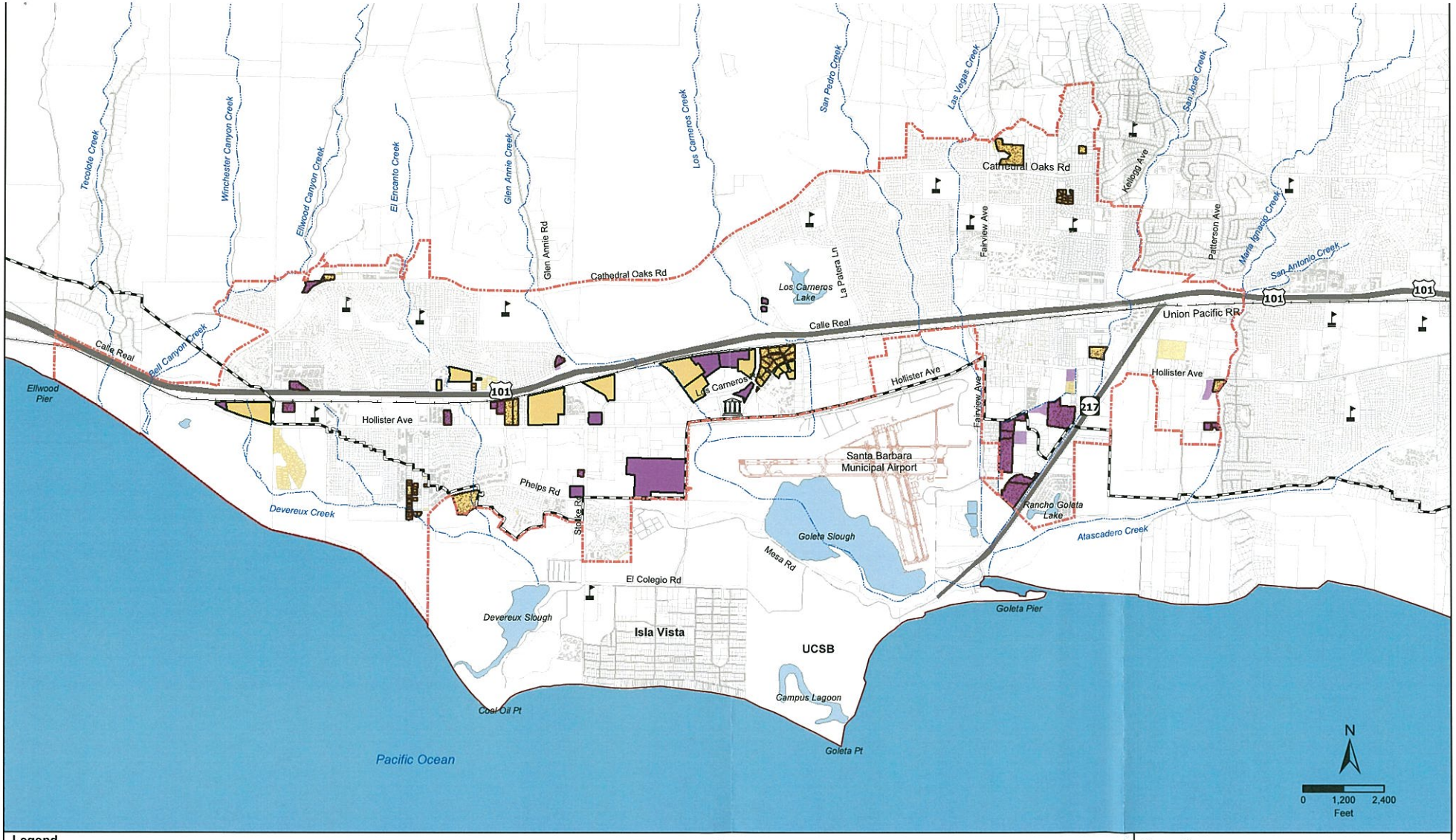

Legend

2002 Vacant (Developable) Parcels
- Residential
- Non-Residential

Note: Colored parcels without a black outer border indicate vacant conditions in 2002.

2010 Vacant (Developable) Parcels
- Residential
- Non-Residential

Note: Colored parcels with a black outer border indicate vacant conditions in 2010.

Vacant Parcels
- No Projects Pending

Other Features
- Goleta City Boundary
- Coastal Zone
- Creeks
- Schools
- City Hall

Note 1: Vacant land status is defined as a vacant site without a final building approval. As such, some sites identified as "vacant" have approved development plans but are either unbuilt or under construction. These sites will be removed from the vacant lands inventory at such time that final building approval is issued.

Note 2: Vacant sites without a pending project are depicted on the map with a dot pattern, as indicated by the legend.

Note 3: To identify all development since 2002 (City incorporation), refer to the brown- or purple-colored parcels without a black outer border. These developed sites do not include re-development or expansion of existing uses and instead only refer to sites included in the vacant lands inventory.

Figure 3

Goleta Development Lifecycle

December 31, 2010

CITY OF GOLETA
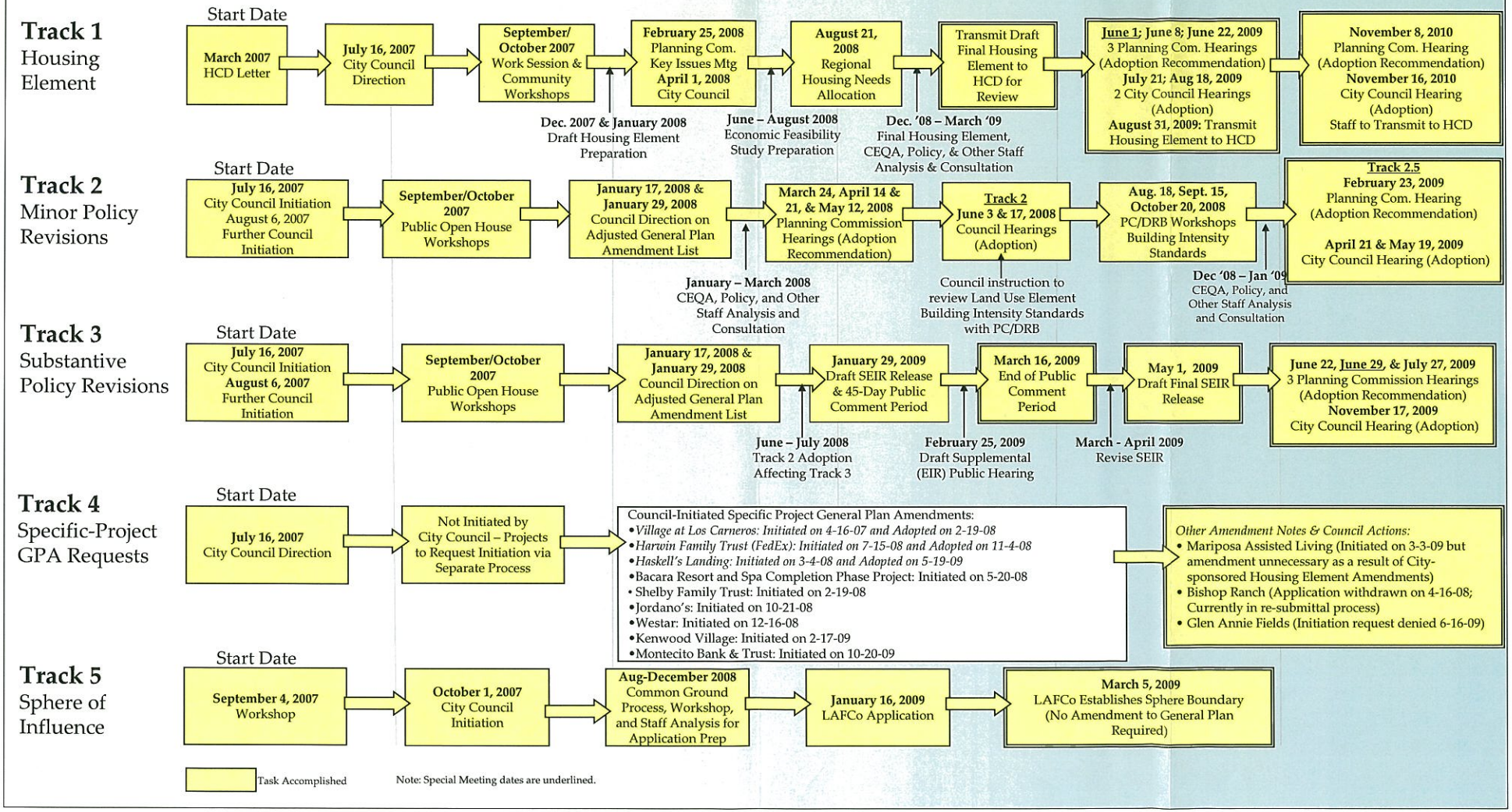
Figure 1
General Plan Amendment Summary (December 31, 2010)