



County of Santa Barbara Planning and Development

Glenn S. Russell, Ph.D., Director

Dianne Black, Assistant Director

March 22, 2013

Division of Housing Policy Development
California Department of Housing and Community Development
PO Box 952053
Sacramento, CA 94252-2053

RE: County of Santa Barbara 2012 Comprehensive Plan Annual Progress Report

Dear Division of Housing Policy Development:

Pursuant to Government Code Section 65400, the County of Santa Barbara has prepared an Annual Progress Report on the status of its General Plan and progress in its implementation. The report also documents the County's progress in meeting its share of regional housing needs.

The Annual Progress Report covers the 2012 calendar year. It has been reviewed and accepted by our local planning agency, the County Planning Commission and the Montecito Planning Commission, and will be provided to our local legislative body, the County Board of Supervisors, on April 2, 2013.

We are forwarding the Annual Progress Report to your office in compliance with the April 1 statutory deadline. Please find the report enclosed, along with the Planning Commissions' action letters documenting that they received, filed, and authorized staff to provide the report to the County Board of Supervisors, the Office of Planning and Research and the State Department of Housing and Community Development. Also enclosed is the Draft 2013-2014 Long Range Planning Annual Work Program. We have provided these documents to the Governor's Office of Planning and Research under a separate cover.

Please contact me at (805) 568-2072 if you have any questions or need additional information.

Sincerely,

Jeffrey S. Hunt, AICP
Deputy Director
Long Range Planning Division

Enclosures: *2012 Comprehensive Plan Annual Progress Report*
Planning Commission action letter, dated March 6, 2013
Montecito Planning Commission action letter, dated March 20, 2013
Draft 2013-2014 Long Range Planning Annual Work Program, dated February 25, 2013

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**Santa Barbara County
2012 Comprehensive Plan Annual Progress Report**



Planning and Development Department
Long Range Planning Division
123 E. Anapamu Street
Santa Barbara, CA 93101

February 21, 2013

Acknowledgements

Planning and Development Department

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**Santa Barbara County
Comprehensive Plan Annual Progress Report
2012**

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1. Purpose of the Annual Progress Report

In accordance with Government Code Section 65400, Planning and Development prepared this annual report for the County Planning Commission, Montecito Planning Commission, County Board of Supervisors, California Office of Planning and Research (OPR), and California Department of Housing and Community Development (HCD). This report describes the status of the County Comprehensive Plan and the County's progress in implementing the plan and associated elements from January 1, 2012 through December 31, 2012. It also describes the County's progress in meeting its share of regional housing needs over the reporting period and removing governmental constraints to the maintenance, improvement, and development of housing.

Government Code Section 65400 also requires this report to use forms prepared by HCD to present various types of housing data. These forms are contained in Attachment 1.

The County Planning Commission and the Montecito Planning Commission conduct public hearings to review and receive public comments on the annual report. The report is then provided to the Board of Supervisors, OPR, and HCD. The Board of Supervisors considers the report at a public hearing where the public has an opportunity to provide oral testimony and written comments on the report.

The County Planning Commission, the Montecito Planning Commission and the Board of Supervisors oversee implementation of the Comprehensive Plan. Planning and Development and its Long Range Planning Division play a lead role in carrying out programs and projects to implement the Comprehensive Plan. The Comprehensive Plan includes thirteen elements (seven mandatory elements, five optional elements, plus the Local Coastal Plan). Additionally, the County has adopted seven community plans, two specific plans, and five zoning ordinance documents to help implement adopted goals and policies.

The Long Range Planning Division's Annual Work Program is intended to help satisfy the requirements of Government Code Section 65400. The Annual Work Program outlines ongoing and proposed programs and projects designed to update, improve and otherwise implement the Comprehensive Plan for the fiscal year (July 1 through June 30). This report summarizes programs and projects from the current Annual Work Program. A copy of the Draft 2013-2014 Annual Work Program is enclosed with this report. The Board of Supervisors is expected to consider and take action on the Draft 2013-2014 Annual Work Program in April 2013 and on Planning and Development's budget by mid-June 2013.

Table 1: Santa Barbara County Comprehensive Plan Elements

Elements	Type	Year Adopted	Most Recent Year Updated
Scenic Highways Element	Optional	1975	1991
Conservation Element	Mandated	1979	2010
Seismic Safety & Safety Element	Mandated	1979	2010
Open Space Element	Mandated	1979	1991
Noise Element	Mandated	1979	1997
Land Use Element	Mandated	1980	2011
Environmental Resource Management Element	Optional	1980	1991
Air Quality Supplement to the Land Use Element	Part of Land Use Element	1981	N/A
Coastal Land Use Plan (Local Coastal Plan)	Mandated Coastal Plan	1982	2006
Hazardous Waste Element	Optional	1990	N/A
Agricultural Element	Optional	1991	N/A
Circulation Element	Mandated	1991	2009
Groundwater Resources Section	Part of Conservation Element	1994	N/A
Energy Element	Optional	1994	N/A
Housing Element	Mandated	2010	N/A
Community and Specific Plans			
Mission Canyon Specific Plan*	Part of Land Use and Circulation Elements	1984	In Progress
Montecito Community Plan		1992	N/A
Summerland Community Plan		1992	In Progress
Goleta Community Plan		1993	In Progress
Los Alamos Community Plan		1994	2011
Orcutt Community Plan		1997	In Progress
Toro Canyon Area Plan		2002 - Inland 2004 - Coastal	N/A
Rice Ranch Specific Plan		2003	In Progress
Santa Ynez Community Plan		2009	N/A
Gaviota Coast Community Plan		N/A	In Progress

* The Long Range Planning Division is in the process of preparing the Mission Canyon Community Plan, which will update and replace the 1984 Mission Canyon Specific Plan once adopted by the Board of Supervisors.

2. Structure of the Comprehensive Plan and Supporting Documents

The structure of the County Comprehensive Plan is based upon the requirements of State law and the direction of the County Board of Supervisors over the last three decades. State law provides the basic framework for the seven mandated elements of the Comprehensive Plan, including the Local Coastal Plan, and the minimum required contents for the five optional elements, seven community plans, two specific plans and five implementing zoning ordinances. However, over the decades the County has created an approach that exceeds minimum State requirements based upon extensive public input, technical recommendations from staff, and direction from the Board of Supervisors and Planning Commissions.

Of the seven state-mandated elements that comprise the Comprehensive Plan, the Housing Element is the most regulated and reviewed, underscoring the State-wide importance of providing adequate housing opportunities for residents of all economic levels. State law requires the County to update the Housing Element of the Comprehensive Plan every eight years by identifying demographic and employment trends that affect housing supply and demand; refining programs and policies that support the State's housing goals; and removing local regulatory barriers that result in market failures and ineffective planning. The County's 2009-2014 Housing Element incorporates recent changes in State law affecting a variety of housing policies, including those related to density bonus provisions, second units, farmworker housing, transitional housing, and the State's emerging policies to address climate change. It also evaluates the efficiency, effectiveness, and ongoing applicability of pre-existing policies and programs.

The Comprehensive Plan includes community and specific plans that address issues within defined geographic areas. Community plans have been adopted for Summerland, Montecito, Goleta, Los Alamos, Orcutt, Santa Ynez, and the Toro Canyon area. Specific plans have been adopted for Mission Canyon and Rice Ranch. The County is currently updating several of these plans, including the plans for Eastern Goleta Valley, Summerland, Orcutt, and Mission Canyon. Additionally, the County is preparing a community plan for the Gaviota Coast area.

The County zoning ordinances include the County Land Use and Development Code (LUDC), Montecito LUDC, and Coastal Zoning Ordinance (Article II). The County Deciduous Oak Tree Protection and Regeneration Ordinance (Article IX), which covers oak tree protection, and Ordinance 661, which applies to certain agricultural parcels, are stand-alone documents, although Ordinance 661 is being incrementally phased out and replaced with the LUDC. These documents play a key role in implementing the Comprehensive Plan. Substantial public participation was involved in the drafting and adoption of all these elements and implementing documents.

3. Comprehensive Plan Amendments and Implementation Activities for 2012

Planning and Development maintains and implements the Comprehensive Plan and works with communities to develop community plans that reflect distinct community characteristics, development patterns, and goals. The related programs and work efforts over the 2012 reporting period are described below.

Ongoing Projects

Agricultural Buffer Ordinance

The purpose of the Agricultural Buffer Ordinance Program is to protect agricultural lands from conflicting non-agricultural uses. The buffer ordinance will implement several existing goals and policies contained in the County Comprehensive Plan, minimize conflicts between agricultural and non-agricultural land uses with the application of required buffers adjacent to agricultural lands, and specify required buffer widths and the types of uses allowed in the buffer areas. The Board of Supervisors will consider adopting the buffer ordinance in spring 2013.

Climate Action Strategy

The Climate Action Strategy (CAS) provides a community greenhouse gas (GHG) emissions inventory for the unincorporated County and a set of recommendations for use by the County to reduce county-wide GHG emissions as part of a two-phase project. The project begins with the Climate Action Study (Study) followed by an Energy and Climate Action Plan (ECAP). The Study involved the preparation of an inventory of sources of green house gas emissions that are subject to permitting by the County; and provides a preliminary list of potential emission reduction measures. The Board of Supervisors approved the Study in summer 2011. Emission reduction measures in the ECAP will be quantified and cover the varied roles that the County plays in potential GHG reduction and ensure compliance with CEQA requirements to analyze GHG emission impacts. Emission reduction measures under consideration for the ECAP would likely be spread across various sectors of the economy. The ECAP will include an analysis of GHG reduction potential and feasibility of the various emission reduction measures. It will also include a potential GHG reduction target. The Board of Supervisors is expected to consider adopting the ECAP in fall 2013.

Gaviota Coast Plan

In 2009, the County began preparing the first community plan for the Gaviota Coast. The Gaviota Coast Planning Advisory Committee (GavPAC) was appointed to receive community input and review and comment on planning issues in the Gaviota Coast. County staff will use this information to help draft the community plan. The GavPAC has begun in-depth discussions of the issues and potential tools necessary to refine existing policies to address the specific needs of the Gaviota Coast. The Gaviota Coast Plan will provide updated policies that reflect community values, trends and conditions, and protect Gaviota's unique characteristics and rural integrity. In addition, the plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, coastal protection, bio-regional planning, watershed protection, cultural resource preservation, design standards, recreation, public coastal access, and scenic resources. Environmental review of the draft plan is scheduled to be completed in spring 2014 and the Board of Supervisors is expected to adopt the final plan in summer 2014.

Goleta Community Plan Update

Adopted in 1993, the Goleta Community Plan is a land use plan for the unincorporated Goleta Valley. The County is currently updating the plan pertaining to the Eastern Goleta Valley to address changed circumstances, including the incorporation of the City of Goleta, affordable housing, mobility and circulation, open space and natural resources, agricultural and rural land uses, and public services and facilities. The County released a draft updated plan and initiated environmental review in February 2012. This project will continue with the draft environmental review to be completed in winter 2013/2014 and adoption of the updated plan in summer 2014.

Housing Element Implementation Programs

The Long Range Planning Division's 2012-2013 Annual Work Program (July 1, 2012 through June 30, 2013) includes implementation of Programs 1.2, 1.10, and 2.5 of the 2009-2014 Housing Element. The status of these programs is discussed below in Section 4 (Annual Element Progress) and Table C (Annual Element Progress Report) of Attachment 1.

Mission Canyon Community Plan

The Mission Canyon Community Plan project includes preparing a Community Plan, Residential Parking Strategy, and Residential Design Guidelines for the Mission Canyon Plan Area. It also includes associated amendments to the Land Use and Development Code. In 2008, the draft Community Plan and Residential Design Guidelines were completed and the Board of Supervisors initiated the environmental review process. The Draft Environmental Impact Report (DEIR) was released in March 2011. A revised DEIR was released in February 2013 due to comments received regarding the project baseline conditions. Adoption hearings are anticipated in winter 2013/2014.

Mobile Home Park Conversion Ordinance

Government Code Section 65863.7 requires a person or entity proposing the closure of a mobile home park to file a report with the local jurisdiction on the impacts of the closure upon the park residents. The law also allows the local jurisdiction to require the person or entity to take steps to mitigate any adverse impacts of the closure on park residents so long as the steps taken do not "exceed the reasonable costs of relocation."

In March 2012, the Board of Supervisors adopted an ordinance to institute regulations that specify and clarify the process for closing a mobile home park within the unincorporated County. The ordinance is in effect in the Inland Area but must be certified by the Coastal Commission before it applies in the Coastal Zone. Certification is expected in mid-2013.

The ordinance requires a mobile home park owner to obtain a Conditional Use Permit before closing a mobile home park. The submittal requirements include a "closure impact report" assessing the impacts of park closure on the park residents and a plan to mitigate those impacts. The mitigation of impacts is addressed through the review and approval of the Conditional Use Permit.

Orcutt Community Plan Amendments

This project amends three aspects of the Orcutt Community Plan (OCP): regional flood control basins, traffic and circulation within Old Town Orcutt, and removal of a wetland delineation applied to properties identified in the OCP as Key Site 22.

Specifically, the OCP that was adopted in 1997 contains policies on regional drainage basins which, in most cases, have proven infeasible to implement. This amendment removed the infeasible regional policies and creates a project specific approach to drainage basins. OCP policies also created a revitalized, traffic-calmed, pedestrian friendly downtown in Old Town Orcutt by reducing travel lanes from four to two, striping for angle-in parking, and adopting the Old Town Orcutt Streetscape Concept Plan. The County anticipates the traffic calming efforts will eventually result in a lower level of service. This amendment lowered that level of service standard in keeping with the pedestrian-friendly policies of the OCP. Finally, the wetland delineation of Key Site 22 will be removed in accordance with a court order that determined the delineation was not done in accordance with Army Corps of Engineers protocol.

The Board of Supervisors approved the regional drainage basins and level of service amendments on December 11, 2012. The Key Site 22 wetlands delineation removal is expected to be completed in spring 2013.

Senate Bill 375 and Sustainable Communities Strategy

Senate Bill 375 (SB 375) links regional transportation planning and land use planning with greenhouse gas (GHG) emission reduction and the State Regional Housing Needs Allocation (RHNA). It is intended to reduce GHG emissions that result from vehicle traffic by shortening the average commuting distance between residences and workforce centers. A secondary goal of this legislation is to reduce sprawl. These goals are likely to be achieved by focusing housing development into urban areas and cities near transportation systems and workforce centers.

In accordance with SB 375, Santa Barbara County Association of Governments (SBCAG) is currently developing and incorporating a new Sustainable Community Strategy (SCS) in the Regional Transportation Plan (RTP) to achieve GHG emission reductions and ensure that the SCS is consistent with the RHNA. In December 2012, SBCAG adopted the draft 2010-2040 Regional Growth Forecast and proposed 2014-2022 RHNA methodology. SBCAG will use this forecast and methodology to help develop the RTP/SCS, which is anticipated for adoption in summer 2013.

The County will continue to work with SBCAG on the implementation of SB 375. By staying involved in the process, the County will be better positioned to provide input to help ensure that the RTP/SCS is developed consistent with County policy. This will also help the County prepare its 2015-2023 Housing Element that must accommodate the County's RHNA allocation.

Summerland Design Guidelines and Community Plan Update

This project is an update of the 1992 Summerland Community Plan (SCP Update), including an updated Transportation, Circulation and Parking chapter and policy changes in the Visual and Aesthetic chapter, a replacement of the 1992 Design Guidelines with separate commercial and residential design guidelines, and ordinance amendments to implement policy changes. The draft SCP update and commercial and residential design guidelines are complete. A draft Supplemental Environmental Impact Report (SEIR) is being prepared by the County and is anticipated for release in spring 2013 with adoption of the plan in fall 2013, followed by submittal to the Coastal Commission for certification.

Santa Claus Lane Beach Access, Parking and Street Improvements

This project consists of master planning for streetscape improvements, safe beach access, and parking for an approximately one-half mile segment of frontage road and beach located between Summerland and Carpinteria (Santa Claus Lane). First phase efforts completed in 2012 included preparing preliminary plans for multimodal circulation improvements, parking, and landscaping; coordinating with Caltrans; identifying required permits; estimating project costs, and scoping environmental issues. A right-of-way survey will be completed in early 2013. Second phase efforts include preparing concept level designs and a formal application to the California Public Utilities Commission for an at-grade pedestrian rail crossing to provide safe access to the beach, continuing coordination with Caltrans and Union Pacific Railroad, applying for required County permits, completing environmental review, and identifying funding options for engineered designs and construction. The PUC permit application process and environmental review is expected to take place by the end of 2013.

Winery Ordinance Update

The County Land Use and Development Code currently regulates wineries and sets standards for uses at wineries. The existing ordinance sets a three-tier permit track for such uses. The Winery Ordinance Update project includes a review and potential amendments to permit requirements and development standards for wineries and associated activities, including wine-tasting, food service, events, and sale of nonagricultural products. The project may consider more clearly defined standards. Ordinance amendments could also establish standards for reporting and monitoring, minimum premise size and planted vineyard acreage for wine tasting rooms and/or events, and parameters for assessing cumulative effects of proposed wineries. Environmental review is anticipated to be completed in fall 2013. The Board of Supervisors is expected to conduct adoption hearings in spring 2014.

Hollister Avenue/Upper State Street Streetscape Improvement Plan

The Long Range Planning Division and the Public Works Department are working together to improve the public roadway and streetscape on Hollister Avenue/Upper State Street between San Antonio Road on the west and State Route 154 on the east. This project coincides with the update of the Goleta Community Plan, which aims to revitalize this commercial area with mixed use zoning and a “complete streets” design. The Public Works Department is currently designing roadway and circulation improvements for this busy and important “gateway” corridor between the City of Santa Barbara and the Goleta Valley.

Isla Vista Parking Permit

Isla Vista has been affected by insufficient on-street parking since the 1970s. Numerous planning studies have identified a severe shortage of on-street parking spaces during periods when UCSB is in session. In addition to Isla Vista residents, some student and staff commuters park in Isla Vista during school hours, and some students who reside in on-campus dormitories park in Isla Vista rather than on campus for multiple days and weeks. The Isla Vista Parking Permit project will implement a comprehensive parking strategy for Isla Vista to reduce non-resident use of on-street parking thereby relieving congestion and increasing the safety of streets throughout the community. The additional on-street parking will also result in greater public access to the coast. The project requires environmental review and then a Coastal Development Permit that is expected in fall 2013.

Isla Vista Master Plan Coastal Commission Certification

In 2007, the Board of Supervisors adopted the Isla Vista Master Plan (IVMP) and accompanying zoning ordinance amendments and submitted them to the Coastal Commission for certification. The plan and zoning amendments provide for new mixed use developments including high-density affordable housing. Isla Vista is located in the Coastal Zone and, therefore, the master plan and zoning amendments cannot take effect until they have been certified by the Coastal Commission. After adoption in 2007, the Board of Supervisors submitted the IVMP and zoning amendments to the Coastal Commission in a package with a rewrite of the zoning ordinance. After a prolonged review process, the rewrite of the zoning ordinance was not finalized. Further, the State of California dissolved redevelopment agencies. To address these changes and several issues raised by Coastal Commission staff, the County will be adopting an amended IVMP and related zoning ordinance amendments and resubmitting the plan and zoning amendments to the Coastal Commission. The County will address parking management through a parking pilot program described above. Based on the Long Range Planning Division's Draft 2013-2014 Annual Work Program, the Board of Supervisors will reconsider and resubmit the IVMP and zoning amendments to the Coastal Commission in fall 2013. The County anticipates that the Coastal Commission will consider certifying the IVMP and zoning amendments by summer 2014.

4. Housing Element Activity

Regional Housing Needs Assessment (RHNA)

In June 2008, the Board of Directors of the Santa Barbara County Association of Governments (SBCAG) adopted the 2007-2014 Regional Housing Needs Assessment (RHNA) Plan. Under the plan, the eight incorporated cities and the unincorporated area of Santa Barbara County each received an allocation of new housing units to be accommodated in their contemporaneous housing elements (e.g., 2009-2014 County Housing Element).

The allocation for the unincorporated area of the County for this period is 1,017 units, distributed into the following household income categories:

- 235 Very-Low Income Units;
- 172 Low Income Units;
- 160 Moderate Income Units, and;
- 450 Above Moderate Income Units.

There are many approaches to accommodate units at these household income categories. At a minimum, each jurisdiction needs to demonstrate that there is land zoned with sufficient capacity to accommodate projected housing needs at the densities required to meet the affordability requirements mandated by State law. The land inventory in the 2009-2014 County Housing Element shows that the County can meet this allocation, as well as a 215 unit un-accommodated need from the previous RHNA cycle.

Affordable Housing Income Categories and Income Limits

For purposes of this report, affordable housing was divided into three household income categories: very-low, low, and moderate. HCD provides updated income limits for each household income category once a year based income limit revisions the U.S. Department of Housing and Urban Development (HUD) makes to its Section 8 Housing Voucher Program. The income limits are based on household size. The income limits for Santa Barbara County in 2012 are shown in Table 2 below. They were based upon a percentage of median income for Santa Barbara County, adjusted for household size, with a four-person household used as the baseline. The median income for the County is: \$51,300 (family of one), \$58,650 (family of two), \$65,950 (family of three), \$73,300 (family of four) and \$79,150 (family of five).

2012	Number of Persons in Household				
	1	2	3	4	5
Very Low Income	26,600	30,400	34,200	37,950	41,000
Low Income	42,500	48,600	54,650	60,700	65,600
Moderate Income	61,550	70,350	79,150	87,950	95,000

Source: California Department of Housing and Community Development
<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k12.pdf>

Annual Report Housing Tables

Government Code Section 65400 requires annual reports to use tables adopted by HCD to summarize housing activities throughout the reporting period. The tables for the unincorporated area of Santa Barbara County for the current reporting period (January 1, 2012 through December 31, 2012) are included in Attachment 1 – Data Tables. The tables include data on annual building activity (Tables A, A2, and A3), regional housing needs allocation progress (Table B), and housing element program implementation status (Table C).

2012 Housing Production

In 2012, a significant number of the new residential construction projects in the unincorporated area of Santa Barbara County included affordable housing units. Table 3 below lists new residential units by income category that received County building permits from January 1, 2012 through December 31, 2012. In summary, a total of 200 units were permitted in 2012, including 20 mobile homes, eight residential second units, and two farm employee dwellings. Eighty-one, or approximately 40%, of these units qualify as affordable to low and very-low income residents. Fifty-five, or approximately 28%, qualify as affordable to moderate income residents. Tables A and B in Attachment 1 contain additional information on affordable housing production in 2012.

	Very Low	Low	Moderate	Above Moderate	Total
Jan. 1, 2012 – Dec. 31, 2012	8	73	55	64	200

Permit Activity within Isla Vista

Pursuant to Program 1.13 of the 2009-2014 Housing Element, the County is required to review the effectiveness of the Isla Vista Master Plan (IVMP) within the context of its annual report. The County adopted the IVMP on August 21, 2007 in an effort to facilitate the development of housing in appropriate urban areas with existing services and transit infrastructure. The IVMP incentivizes the redevelopment of housing stock in close proximity to the University California Santa Barbara (UCSB), the County's largest employer. The proximity between Isla Vista and UCSB presents significant opportunities for urban renewal and enhancement. The IVMP includes zoning districts and development incentives that provide for a mix of residential unit types. These zoning districts accommodate residential densities of 25, 28, 30, 35, 40, and 45 units per acre. As a result, the IVMP produced a buildout potential of 1,417 new units over the life of the plan. However, the County only included 552 of these units within the land use inventory of the 2009-2014 Housing Element.

The Isla Vista Plan Area is located in the Coastal Zone and, therefore, the IVMP and accompanying zoning ordinance amendments that were adopted in 2007 cannot take effect until they have been certified by the Coastal Commission. After adoption in 2007, the Board of Supervisors submitted the IVMP and zoning amendments to the Coastal Commission in a package with a rewrite of the zoning ordinance. After a prolonged review process, the rewrite of the zoning ordinance was not finalized. In part, the Coastal Commission identified a few issues with the IVMP that the County needs to address before the re-submittal of the IVMP. In addition, the State of California subsequently dissolved the redevelopment agencies. To address these issues and changes, the County will be adopting an amended IVMP and related zoning ordinance

amendments and resubmitting them to the Coastal Commission. The County will address parking management through a parking pilot program described above (Isla Vista Parking Permit). According to the Long Range Planning Division's Draft 2013-2014 Annual Work Program, the Board of Supervisors will reconsider and resubmit the IVMP and zoning amendments to the Coastal Commission in fall 2013. The County anticipates that the Coastal Commission will consider certifying the IVMP and zoning amendments by summer 2014.

Despite the status of the IVMP, significant new residential construction projects continue to occur in the Isla Vista Plan Area. As shown in Table 4 below, the County issued building permits for two projects with a total of 81 units within the Isla Vista Plan Area in 2012, including 14 units that will be income-restricted affordable housing. As shown in Table 5 below, these units provide a variety of housing types. Production of housing and affordable housing, with projects such as these in Isla Vista, is a vital component of addressing the needs of all economic segments of the population.

Project	Very Low	Low	Moderate	Above Moderate	Total
St. George	0	18*	26	12	56
ICON Gardens	0	4**	3	17	24
Santa Barbara Student Cooperative***	1	0	0	0	1
Total	1	22	29	29	81

* Ten of these 18 units will be income-restricted for 30 years.

** These four units will be income-restricted for 30 years.

*** This project consists of one student dorm housing project with 12 rooms.

Project	Dorm Building	One Bedroom	Two Bedroom	Three Bedroom	Total
St. George	0	18	27	11	56
ICON Gardens	0	5	2	17	24
Santa Barbara Student Cooperative	1	0	0	0	0
Total	1	23	29	28	81

Pending Housing Production

As stated in Program 1.3 of the Housing Element, the County continues to examine possible housing opportunities through its community planning process. In February 2012, the Board of Supervisors initiated environmental review of the Draft Goleta Valley Community Plan Update for the Eastern Goleta Valley (Draft Plan). The proposed land use designations would allow an additional 2,266 primary residential units in the Eastern Goleta Valley (maximum theoretical buildout scenario). These units include 568 affordable housing units on seven sites totaling 28.41 acres proposed for rezoning to a density of 20 units per acre. The actual number of units will depend on the results of environmental review and decision maker actions. The County intends to release the draft environmental impact report in late 2013/early 2014. County decision makers are expected to consider the final environmental impact report and final plan in late spring 2014.

The County also considers housing-related rezones on a case-by-case basis through its development review process. In June 2012, the Board of Supervisors approved the Cavaletto Tree Farm Housing Project in the Goleta Valley Plan Area. This project rezoned 26 acres from agriculture to residential and will subdivide the property into 70 lots of varying sizes. It will result in 134 new units, including eight attached units that will be affordable rental units in the very low income category. In March 2012, the Board of Supervisors approved a general plan amendment, rezone, and other discretionary permits for the Pescadero Lofts Affordable Housing Project. This project will create 38 new affordable housing units in Isla Vista.

Annual Element Progress

The 2009-2014 Housing Element of the Comprehensive Plan contains various policies and programs necessary to implement the goals of the Housing Element. Some of these programs are ongoing while others have a specific timeline for completion. The status of these programs is discussed below and in Table C (Annual Element Progress Report) of Attachment 1 of this annual report.

The Long Range Planning Division's 2012-2013 Annual Work Program (July 1, 2012 through June 30, 2013) includes implementation of Programs 1.2, 1.10, and 2.5 of the 2009-2014 Housing Element. Program 1.2 directs the County to remove the existing Inclusionary Housing Program from the Housing Element and establish a new separate inclusionary housing ordinance. It also allows revisions to the substance of the ordinance. In January 2013, the County Planning Commission submitted the draft Inclusionary Housing Ordinance (IHO) and associated amendments to the 2009-2014 Housing Element to HCD for the statutory 60-day review and comment period. The Board of Supervisors is expected to consider adopting the new IHO and proposed amendments in spring 2013.

Program 1.10 requires the County to amend its Coastal Zoning Ordinance to allow up to a 35% density bonus for affordable housing projects consistent with State Density Bonus Law. Program 2.5 directs the County to amend its zoning ordinances to allow decision-makers to waive, if necessary, specific zoning requirements to comply with Federal and/or State fair housing and disability laws relating to reasonable accommodations for persons with disabilities.

The County expected to complete Programs 1.10 and 2.5 by June 30, 2013. However, mid-year budget and staff reductions have forced the County to postpone these two programs. Unless unanticipated funds become available, the County will incorporate these programs into its upcoming update of the Housing Element (2015-2023) that is anticipated to begin in fall 2013. This will help to reduce staff costs in light of severe budget constraints.

5. Annual Work Program

Proposed Amendments to the Comprehensive Plan and Implementation Activities

The Planning Commission and the Board of Supervisors oversee the effectiveness and implementation of the Comprehensive Plan through the annual review, adoption, and funding of the Long Range Planning Division's Annual Work Program. The Draft 2013-2014 Annual Work Program outlines projects that could be prioritized by the County Planning Commission and County Board of Supervisors as timely, strategic and which represent an efficient use of limited resources. Importantly, the draft Work Program proposes 1.5 full-time equivalent (FTE) staffing for updating the 2009-2014 Housing Element. This represents a significant proportion of the Long Range Planning Division's total proposed FTE staffing of 10.6. A copy of the draft program is enclosed with this annual report. Copies are also on file with Hearing Support at Planning and Development.

The final adopted Annual Work Program may be affected by current budget constraints. Table 1 at the beginning of this report identifies the existing Comprehensive Plan Elements and the year of their adoption. The Draft 2013-2014 Annual Work Program identifies the list of current and proposed projects that will effectively implement, maintain, and update the Comprehensive Plan. The Draft 2013-2014 Annual Work Program was presented to the County Planning Commission on March 6, 2013 and will be presented to the Board of Supervisors in April 2013.

ATTACHMENT 1

California Department of Housing and Community Development Data Tables

Table A – Annual Building Activity Report

Table A2 – Units Rehabilitated, Preserved, and Acquired

Table A3 – Annual Building Activity Report for Moderate and
Above Moderate-Income Units

Table B – Regional Housing Needs Allocation Progress 2007-2014

Table C – 2009-2014 Housing Element Program Implementation Status

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Santa Barbara County
 Reporting Period 1/1/2012 - 12/31/2012

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

1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units	6 Housing with Financial Assistance and/or Deed Restrictions		8 Housing without Financial Assistance or Deed Restrictions
			Very Low- Income	Moderate- Income	Above Moderate Income	Assistance Programs for Each Development			Deed Restricted Units		
Carpinteria											
004-004-006	SF	O			1						
001-050-018	SF	O			1						
Gaviota											
081-040-012	SU	R				1					
083-670-013	SF	O			1						
Goleta											
075-191-016	SU	R			1						
075-182-006	SF	O			1						
067-090-032	SU	R			1						
059-460-018	SF	O			1						
059-020-016	2-4	R			2						
059-171-017	MH	O			1						
561-120-012	MH	O			1						
559-180-018	MH	O			1						
559-243-018	MH	O			1						
559-243-047	MH	O			1						
559-160-094	MH	O			1						
559-180-037	MH	O			1						
067-110-027	MH	O			1					Farm Employee Dwelling	

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.

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

Jurisdiction	Santa Barbara County		1/1/2012		- 12/31/2012	
	Reporting Period					
105-400-025	SF	O		1		1
105-400-026	SF	O		1		1
105-400-027	SF	O		1		1
105-400-028	SF	O		1		1
105-400-029	SF	O		1		1
105-400-030	SF	O		1		1
105-400-031	SF	O		1		1
105-400-032	SF	O		1		1
105-380-017	SF	O			1	1
105-400-005	SF	O		1		1
105-380-007	SF	O		1		1
129-020-072	SF	O			1	1
105-380-021	SF	O			1	1
101-370-044	SF	O		1		1
101-370-046	SF	O		1		1
101-370-048	SF	O		1		1
101-370-058	SF	O			1	1
105-240-013	SU	R		1		1
105-380-024	SF	O		1		1
101-370-076	SF	O		1		1
101-370-078	SF	O			1	1
101-370-056	SF	O		1		1
101-370-059	SF	O		1		1
105-380-003	SF	O		1		1
105-400-007	SF	O		1		1
105-400-044	SF	O	1			1
105-400-045	SF	O	1			1
605-060-037	MH	O		1		1
Santa Ynez						
137-020-081	SF	O			1	1

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

Jurisdiction	Santa Barbara County		1/1/2012		12/31/2012		Farm Employee Dwelling
	Reporting Period						
137-132-006	SF	O			1	1	
135-250-033	SU	R	1			1	
139-051-057	SF	O			1	1	
137-690-006	SF	O			1	1	
143-360-006	SU	R	1			1	
137-020-061	SF	O			1	1	
135-320-080	SF	O			1	1	
083-180-007	2-4	R	2			2	
083-180-007	2-4	R	2			2	
141-410-001	MH	O	1			1	
Toro Canyon							
005-290-033	SF	O			1	1	
005-380-033	SF	O			1	1	
005-400-045	SF	O			1	1	
(9) Total of Moderate and Above Moderate from Table A3			▶	▶	55	64	0
(10) Total by income Table A/A3			▶	▶	8	73	200
(11) Total Extremely Low-Income Units*					55	64	

* Note: These fields are voluntary

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

Jurisdiction Santa Barbara County
Reporting Period 1/1/2012 - 12/31/2012

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 in 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				TOTAL UNITS	(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			
(1) Rehabilitation Activity				0		
(2) Preservation of Units At-Risk				0		
(3) Acquisition of Units				0		
(5) Total Units by Income	0	0	0	0		

* Note: This field is voluntary

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

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

* Note: This field is voluntary

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

Jurisdiction Santa Barbara County
Reporting Period 1/1/2012 - 12/31/2012

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.	2009		2010		2011		2012		Year 7	Year 8	Year 9	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					
Very Low	Deed Restricted	235	0	0	0	0	0	0					222
	Non-deed restricted		0	3	2	8						13	
Low	Deed Restricted	172	0	0	0	14						14	0
	Non-deed restricted		30	51	98	59						238	
Moderate	Deed Restricted	160	0	0	0	0							0
	Non-deed restricted		30	76	65	55						226	
Above Moderate		450	39	42	34	64					179	271	
Total RHNA by COG. Enter allocation number:		1,017	89	172	199	200					670	493	
Total Units													
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 Santa Barbara County
Reporting Period 1/1/2012 - 12/31/2012

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1.2 - Inclusionary Housing Ordinance	Enhance Diversity, Quantity and Quality of Housing Supply	November 2012	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. In January 2013, the Planning Commission submitted the draft inclusionary housing ordinance and associated amendments to HCD for statutory 60-day review. The Board of Supervisors is expected to consider adopting the ordinance by late spring 2013.
Program 1.3 - Community Planning	Enhance Diversity, Quantity and Quality of Housing Supply	Varies	The Board of Supervisors adopted the Los Alamos Community Plan in February 2011. It initiated environmental review for the Eastern Goleta Valley Community Plan in February 2012. The County expects to release the draft environmental impact report for this community plan in winter 2013-2014.
Program 1.9 - Energy Efficiency	Enhance Diversity, Quantity and Quality of Housing Supply	November 2013	The County Community Service Department continues to operate emPowerSBC, a program that provides incentives and financing for energy saving improvements to homes. The County is preparing a Climate Action Strategy (CAS), which will include a Climate Action Study and an Energy and Climate Action Plan (ECAP). The County completed the Climate Action Study in September 2011. In part, this study provides a greenhouse gas (GHG) emissions inventory for the unincorporated County. The ECAP will analyze the effect and feasibility of various GHG emission reduction measures. The Board of Supervisors is expected to consider adopting the ECAP in summer/fall 2013.
Program 1.10 - Compliance with State Density Bonus Law	Enhance Diversity, Quantity and Quality of Housing Supply	November 2013	Budget and staff reductions forced the County to postpone Program 1.10. Unless funds become available, the County will incorporate this program into its upcoming update of the Housing Element (2015-2023), which is expected to begin in Fiscal Year 2013-2014 (July 1, 2013 through June 30, 2014).
Program 1.13 - Annual Review of Isla Vista Master Plan	Enhance Diversity, Quantity and Quality of Housing Supply	Annually	Information on effectiveness of the IVMP is included in Section 4 of 2012 Comprehensive Plan Annual Progress Report.
Program 2.3 - Amend LUDC for Farm Employee Dwellings	Expand Special Needs Housing	November 2014	Complete; LUDC amended in June 2010.
Program 2.5 - Reasonable Accommodation	Expand Special Needs Housing	November 2014	Budget and staff reductions forced the County to postpone Program 2.5. Unless funds become available, the County will incorporate this program into its upcoming update of the Housing Element (2015-2023), which is expected to begin in Fiscal Year 2013-2014 (July 1, 2013 through June 30, 2014).
Program 3.2 - Fair Housing Public Outreach	Provide Fair Access to Housing	November 2013	County HCD maintains a website that provides information on fair and affordable housing programs for minority and other special needs groups. HCD staff also regularly makes presentations and sponsors public workshops and hearings on subjects related to affordable housing and community development.
Remaining 2009-2014 Housing Element	Various	N/A	All other programs are implemented through continuous County services.

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

Jurisdiction Santa Barbara County
Reporting Period 1/1/2012 - 12/31/2012

General Comments:



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF MARCH 6, 2013

RE: 2012 Comprehensive Plan Annual Progress Report

Hearing on the request of the Long Range Planning Division to receive and file the *Santa Barbara County 2012 Comprehensive Plan Annual Progress Report* and authorize staff to provide the annual report to the Board of Supervisors, Governor's Office of Planning and Research, and State Department of Housing and Community Development.

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of March 6, 2013, Commissioner Cooney moved, seconded by Commissioner Blough and carried by a vote of 5 to 0 to:

1. Receive and file the *2012 Comprehensive Plan Annual Progress Report* (Attachment A of the staff report, dated February 27, 2013).
2. Determine that the County Planning Commission's action is not a project, pursuant to CEQA Guidelines Section 15378(b)(5).
3. Authorize staff to provide the annual report to the Board of Supervisors, Governor's Office of Planning and Research, and State Department of Housing and Community Development.

Sincerely,

A handwritten signature in black ink that reads "Dianne M. Black". The signature is written in a cursive style and is positioned above a horizontal line.

Dianne M. Black
Secretary Planning Commission

cc: Case File
Planning Commission File
Dianne M. Black, Assistant Director

Planning Commission Hearing of March 6, 2013
2012 Comprehensive Plan Annual Progress Report
Page 2

Rachel Van Mullem, Chief Deputy County Counsel
Jenna Richardson, Deputy County Counsel
/ Jeff Hunt, Deputy Director, Long Range Planning
√ Lucy Pendl, Planner

DMB/dmv



COUNTY OF SANTA BARBARA
CALIFORNIA

MONTECITO PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU STREET
SANTA BARBARA, CALIFORNIA 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

MONTECITO PLANNING COMMISSION
HEARING OF MARCH 20, 2013

RE: 2012 Comprehensive Plan Annual Progress Report

Hearing on the request of the Long Range Planning Division to receive and file the *Santa Barbara County-2012 Comprehensive Plan Annual Progress Report* and authorize staff to provide the annual report to the Board of Supervisors, Governor's Office of Planning and Research, and State Department of Housing and Community Development.

Dear Honorable Members of the Board of Supervisors:

At the Montecito Planning Commission hearing of March 20, 2013, Commissioner Phillips moved, seconded by Commissioner Overall and carried by a vote of 4 to 0 (Eidelson absent) to:

1. Receive and file the *2012 Comprehensive Plan Annual Progress Report* (Attachment A of the staff report, dated February 28, 2013).
2. Determine that the Montecito Planning Commission's action is not a project, pursuant to CEQA Guidelines Section 15378(b)(5).
3. Authorize staff to provide the annual report to the Board of Supervisors, Governor's Office of Planning and Research, and State Department of Housing and Community Development.

Sincerely,

Dianne M. Black
Secretary Montecito Planning Commission

cc: Case File
Planning Commission File
Dianne M. Black, Assistant Director

Montecito Planning Commission Hearing of March 20, 2013
2012 Comprehensive Plan Annual Progress Report
Page 2

Rachel Van Mullem, Chief Deputy County Counsel
Gabrielle Janssens, Deputy County Counsel
Jeff Hunt, Deputy Director, Long Range Planning
Lucy Pendl, Planner

DMB/dmv



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and
Development
Department No.: 053
For Agenda Of: April 2, 2013
Placement: Departmental
Estimated Tme: 30 minutes
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Glenn S. Russell, Ph.D., Director, Planning and Development,
Director 568-2085
Contact Info: Jeffrey S. Hunt, AICP, Deputy Director, Long Range Planning
Division, 568-2072

SUBJECT: 2013-2014 Long Range Planning Annual Work Program

County Counsel Concurrence

As to form: No

Other Concurrence:

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Receive and review the *2013-2014 Long Range Planning Annual Work Program*; and
- b) Direct staff to continue work on required services, operations, current projects, and new State mandated projects.

Background:

This board letter constitutes the *2013-2014 Long Range Planning Annual Work Program* (Work Program) that provides a summary of the various land use planning projects and policy initiatives proposed for the upcoming Fiscal Year 2013-2014. The purpose of the Work Program is to provide the Board of Supervisors with an opportunity to receive public input, review current ongoing and new potential projects, and select those that warrant funding allocation and staff resources in the upcoming fiscal year. The Work Program provides a framework for consideration and determination of top priority projects, from the many requests for projects that are intended to improve communities and/or update

Auditor-Controller Concurrence

As to form: N/A

the Comprehensive Plan. Finally, the Work Program is a public method to track projects which the Planning Commissions, Board of Supervisors, staff and members of the public have identified for consideration when resources are available.

The Work Program has been incorporated into a board letter this year, instead of being included as a separate attachment as was the practice in prior years. This reduced the amount of staff time and resources required to produce the Work Program and will streamline the review of the Work Program. A streamlined review is warranted this year because of the limited options that are available to initiate new priority projects. Options are limited due to budget constraints combined with projects that have been mandated by the State.

Two principles guided development of the proposed FY 2013-2014 project list:

- The Department's continual efforts to be responsive to the public; and
- The recognition that current budgetary conditions will constrain these efforts.

With those two principles in mind, projects proposed for FY 2013-2014 were influenced by the following factors:

- A majority of current projects are multi-year efforts which are still in process and require a continued commitment of resources to complete; and
- Proposed new projects are responding to State mandates that the County is obligated to address.

The ability of the Planning and Development Department to implement the Board's direction on Work Program projects and services is dependent upon the Planning and Development Department's final FY 2013-2014 budget. Due to ongoing budget constraints, the extent of the Work Program has again been decreased in comparison to more robust years in the past. The proposed project list in Table 2 below is consistent with the Planning and Development Department's submitted budget for FY 2013-2014. Any additional projects initiated by the Board beyond those included in Table 2 for inclusion in the FY 2013-2014 Work Program would require additional funding allocations, unless other continuing projects are foregone in exchange for new projects.

Consistent with a streamlined approach to the Work Program this year, no detailed project summary sheets have been provided with this board letter. A brief description of each project that is listed in Table 2 is provided after the table, in section 5. Staff will be available at the Board of Supervisors hearing to answer any questions and provide more detailed information concerning any of the listed projects.

2013-2014 Long Range Planning Annual Work Program:

1. Comprehensive Plan

The County's Comprehensive Plan addresses land use issues that are of a county-wide concern. The existing structure of the County's Comprehensive Plan is based upon the requirements of State law and the direction of the Board of Supervisors over the last three decades. State law provides the basic framework for the seven mandated elements of the Comprehensive Plan and the Coastal Land Use Plan, the minimum required contents of these elements, and the implementing zoning ordinances.

The current Comprehensive Plan includes thirteen elements: seven mandated elements, the Coastal Land Use Plan, and five optional elements. In addition, there are fourteen major implementation plans to ensure that adopted goals, objectives and action plans are carried out (see Attachment A). The County

zoning ordinances include the County Land Use and Development Code (LUDC), the Montecito LUDC, and the Coastal Zoning Ordinance (Article II). The County also has several documents that provide guidance concerning transportation, housing, open space and design. These zoning and guidance documents play a key role by providing more detailed information that is used in further implementation of the Comprehensive Plan (see Attachment B).

2. Division Organization

The Long Range Planning Division is one of five divisions within the Planning and Development Department. The Division works with citizens, agencies and the Planning Commissions and Board of Supervisors to address land use issues from a broad, programmatic perspective, as opposed to a specific development proposal basis.

The work of the Long Range Planning Division is generally organized according to the following subject areas: Required Services and Operations, Comprehensive Plan Amendments, Community Plan Amendments, and Special Projects.

2.1 Required Services and Operations

A portion of the Division's resources are allocated towards core services that involve staff technical assistance. The Division provides regional and inter-agency coordination related to planning matters; offers technical support to other divisions, departments, committees and commissions; serves as technical/advisory staff to the Board of Supervisors regarding SBCAG issues; performs analysis of legislation; reviews LAFCO issues; coordinates county-wide responses to regional CEQA documents; reviews projects for General Plan consistency; writes the Annual Report to State Office of Planning and Research; and reviews the Capital Improvement Program for General Plan conformity. Operations include preparation of the Work Program, budget development, staff meetings, training and evaluation of staff, recruitment of interns, website updates and other public outreach.

2.2 Comprehensive Plan Amendments

These amendments involve the update and implementation of the Comprehensive Plan and Coastal Land Use Plan. One of the primary sources for updates to the Comprehensive Plan is State-mandated updates. The Housing Element of the Comprehensive Plan has long been the sole element of the Comprehensive Plan that is subject to a State mandate that addresses the timing, process and substance of the update. However, there is a recent trend in the State legislature to link new requirements for updates of other elements to the timing of the Housing Element update. Two examples of this in the proposed Work Program are the update to the Land Use Element that addresses disadvantaged communities; and the update to the Safety Element that addresses fire hazards.

2.3 Community Plans

Community plans are considered a part of the Comprehensive Plan, although they focus on issues pertaining to a defined sub-area of the County. Community plans provide the opportunity to address differing values and planning concerns of neighborhoods and communities in the County through unique policies. The Division staff interacts extensively with Board-appointed Planning Advisory Committees through the update and adoption of various community plans; and also provides ongoing support for public and private development projects that implement the community plans through close cooperation with Development Review staff. Examples of current and ongoing community plan projects include the Gaviota Coast Plan, Summerland Community Plan, Mission Canyon Community Plan, and Eastern Goleta Valley Community Plan.

2.4 Special Projects

Special projects involve specific issues such as the adoption of a new ordinance, addressing an issue of concern, producing conceptual construction and design plans, preparing community design guidelines, implementation of the Comprehensive Plan or implementation of a community plan. Examples of current and ongoing special project work include the winery ordinance update, the agricultural buffer ordinance, the Santa Claus Lane project, and the Climate Action Plan.

3. FY 2012-2013 Projects

The Board of Supervisors, through their review of the FY 2012-2013 Work Program, prioritized projects for the Long Range Planning Division. Projects from the FY 2012-2013 Work Program that are anticipated to be completed at the end of FY 2012-2013 (June 30, 2013) are noted in Table 1.

**TABLE 1
 COMPLETED PROJECTS FROM
 WORK PROGRAM FY 2012-2013**

COMPLETED PROJECTS
LAFCO Annexation Coordination Process
Medical Marijuana Ordinance
Alcohol-Related Use Regulations*
Orcutt Community Plan Amendments*
Agricultural Buffer Ordinance*
Mobile Home Park Conversion Ordinance
Inclusionary Housing Ordinance*

*Anticipated to be completed by June 30, 2013

4. FY 2013-2014 Proposed Required Services, Operations and Projects

Table 2, below, provides a summary of the Long Range Planning Division’s projects that are continuing projects and new mandated projects that are required in FY 2013-2014. This table also provides the full-time equivalent (FTE) staffing level that is a rough estimate for each project for FY 2013-2014 as well as FTE requirements for core required services and operations.

Based upon the Department’s submitted budget, no new projects can be accommodated in FY 2013-2014 except State-mandated projects. Further, the Division will not be able to continue work on two projects that are in the current Work Program: the Hollister Avenue-State Street Improvements which will be handled by the Public Works Department, and the 2009-2014 Housing Element Implementation which will be addressed by the Division during the 2015-2023 Housing Element Update. Three projects are funded with one-time sources (i.e. grants) that will likely not be available in subsequent fiscal year budgets.

TABLE 2
PROPOSED SERVICES, OPERATIONS AND PROJECTS
FY 2013-2014

PROPOSED PROGRAMS, OPERATIONS AND PROJECTS		FTE
Required Services		
	Comprehensive Plan Annual Progress Report	
	CIP Conformity Review	
	General Plan Maintenance and Consistency Review	
	LAFCO and Responsible Agency Review	
	Regional and Inter-Agency Coordination	
	EIR Coordination and Technical Support to Other Departments	
	Legislative Review	
	Grant Research and Applications	
	Agricultural Preserve Processing and APAC Support	
<i>Subtotal</i>		1.0
Operations		
	Budget Development and Implementation	
	Public Information and Outreach	
	Website Maintenance	
	Staff Meetings	
	Training	
	Evaluation and Performance Reviews	
<i>Subtotal</i>		0.8
Projects		
PROJECTS - GRANT FUNDED		
1	Gaviota Coast Plan	1.5
2	Los Alamos Parking and Pedestrian Plan	0.5
3	Mission Canyon Multi-Modal Plan	0.1
ON-GOING PROJECTS – GENERAL FUND		
4	Summerland Community Plan	0.1
5	Climate Action Plan Adoption	0.1
6	Mission Canyon Community Plan	0.3
7	Eastern Goleta Valley Community Plan	1.2
8	Winery Ordinance Update	0.6
9	Isla Vista Pilot Parking Program	0.2
10	Isla Vista Master Plan CCC Certification	0.1
11	Santa Claus Lane Beach Access and Street Improvements	0.3
STATE MANDATED PROJECTS – GENERAL FUND		
12	Housing Element Update 2015-2023	1.5
13	Land Use Element Update – Disadvantaged Communities	0.1
14	Conservation Element Update – Important Minerals	0.3
15	Safety Element Update – Fire Hazards	0.1
<i>Subtotal</i>		7.0
TOTAL FTE		8.8

5. Project Descriptions

A brief description of each project is provided below consistent with their order in Table 2:

Gaviota Coast Plan

- Develop area plan which will update land use policies for the Gaviota Coast that are reflective of community values, trends and conditions, and are intended to protect Gaviota's unique characteristics and rural integrity.
- The Plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, biological resources, design standards, public access, and scenic resources.
- Environmental review will commence during summer 2013 and Planning Commission and Board of Supervisor adoption hearings are anticipated in spring/summer 2014.

Los Alamos Parking and Pedestrian Plan

- Develop concept level solutions for multimodal safety in Los Alamos linking residential areas to downtown and Olga Reed Elementary School.
- Implement multimedia, bilingual public outreach program targeted at underrepresented groups (minorities, commuters, and students), local residents and businesses.
- Prepare preliminary designs for parking, multimodal circulation, landscaping and public art, street furniture and transit.
- Conduct public workshops and meetings in coordination with the Los Alamos Planning Advisory Committee (LAPAC), Los Alamos Senior Center, Los Alamos Men's Club, and Olga Reed Elementary School.
- Involve local students and families in the planning of Safe Routes to School through surveys and the Design Your Route to School Poster contest.
- Present a final Pedestrian Circulation and Parking Plan to LAPAC by May 2014 for a recommendation to the Planning Commission and Board of Supervisors.

Mission Canyon Multi-Modal Plan

- Develop concept level solutions for a multimodal safety project from Mission Santa Barbara (City of Santa Barbara) to Mission Canyon Road (Santa Barbara County) up to Foothill Road (State Route 192).
- Ensure coordination with County Public Works, City of Santa Barbara, local residents and property owners, and Concerned Citizens for Safe Passage. Conduct community outreach for input on concept level plans.
- Present draft concept plans to County and City review bodies for comments.
- Develop a Memorandum of Understanding between the County and City of Santa Barbara regarding staff resources and funding for future implementation phases of the project by February 2015.

Summerland Community Plan

- Update the 1992 Summerland Community Plan, focusing on the chapters that address transportation and visual resources.
- Replace the 1992 Summerland design guidelines with separate commercial and residential design guidelines.
- Conduct a community outreach program, including facilitating meetings with the Summerland Planning Advisory Committee (SunPAC).
- Present the community plan, design guidelines, and supplemental environmental impact report to the Board of Supervisors for adoption in fall 2013.

Climate Action Plan Adoption

- The Climate Action Plan will set an emission reduction target and provide a policy framework to reduce greenhouse gas (GHG) emissions within the unincorporated County.
- The Plan will also provide a programmatic approach to mitigation of GHG emissions for new projects consistent with the amended CEQA Guidelines.
- Board of Supervisor adoption hearings anticipated in fall 2013.

Mission Canyon Community Plan

- Prepare a community plan to replace the 1984 Mission Canyon Specific Plan.
- Complete associated tasks, including preparing a residential parking strategy, residential design guidelines, and amendments to the Land Use and Development Code.
- Develop and implement a community outreach program, including facilitating meetings with the Mission Canyon Public Advisory Committee (MCPAC).
- Present the community plan and associated documents to the Board of Supervisors for adoption in fall 2013.

Eastern Goleta Valley Community Plan

- Update the goals, policies and implementing actions for the Eastern Goleta Valley portion of the Goleta Valley Community Plan.
- Prepare the Mixed Use – Eastern Goleta Valley zoning district for the Hollister Avenue-State Street Corridor and, as necessary, amend the County Land Use and Development Code.
- Present a draft environmental impact report for public and agency comments in winter 2013-2014.
- Begin decision-maker hearings on elements of the updated community plan and final environmental impact report in spring 2014.

Winery Ordinance Update

- The project focus is to improve efficiency by clarifying ambiguities and inadequacies in the existing winery ordinance which will help to increase certainty in the winery permit process.
- The update may address tasting rooms, food service, special events, land use compatibility, enforcement and monitoring, and ordinance definitions and development standards.
- Environmental review will commence in summer/fall 2013 with Board of Supervisor adoption hearings anticipated in spring 2014.

Isla Vista Pilot Parking Program

- The pilot parking program will implement a comprehensive parking strategy for Isla Vista to reduce non-resident use of on-street parking, thereby relieving congestion and increasing the safety of streets throughout the community.
- The program will address parking concerns raised by the California Coastal Commission during its initial review of the Isla Vista Master Plan, including the concern that the shortage of on-street parking limits coastal access.
- Residential permit holders will be exempt from enforcement and guest passes will be available for a minimal fee. The program will not apply to the downtown commercial core.
- Decision-maker hearings and Coastal Commission submittal anticipated in fall 2013.

Isla Vista Master Plan Coastal Commission Certification

- In 2007, the Board of Supervisors approved the Isla Vista Master Plan and accompanying zoning ordinance amendments and submitted them to the Coastal Commission for certification.
- Coastal Commission identified several issues that the County needed to address before the submittal could be deemed complete.
- P&D staff will respond to the remaining uses and resubmit the master plan and zoning ordinance amendments to the Coastal Commission for certification.
- The Board of Supervisors will consider the submittal package in summer 2013 followed by Coastal Commission submittal in fall 2013.

Santa Claus Lane Beach Access and Street Improvements

- Enhance recreation and business opportunities by preparing a master plan for streetscape improvements, safe beach access, and parking for an approximately one-half mile segment of frontage road and beach along Santa Claus Lane/Padaro Beach.
- Prepare preliminary plans for parking, landscaping, multimodal circulation, beach user amenities, and an at-grade pedestrian rail crossing for beach access.
- Conduct workshops, meetings and other outreach activities to involve the public and local business owners in all phases of the project. Ensure coordination with County Public Works, Caltrans, and Union Pacific Railroad.
- Obtain necessary permits and approvals for the proposed at-grade pedestrian rail crossing by June 2014, including a Coastal Development Permit and approval from the California Public Utilities Commission.

Housing Element Update 2015-2023

- Update the 2009-2014 Housing Element of the Comprehensive Plan as mandated by State law.
- Engage all critical stakeholders, including homeowners, special needs populations, businesses, and real estate and housing providers throughout in the update process.
- Include the County's fair share of regional housing need while reflecting the vision and priorities of local communities.
- Submit the updated Housing Element to the California Housing and Community Development Department for compliance review by spring 2015.

Land Use Element Update – Disadvantaged Communities

- Mandated requirement (SB 244) that each county review and update the Land Use Element of its general plan to identify “disadvantaged communities” within the unincorporated areas, and analyze water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for each community.
- The Land Use Element amendment must include an analysis of potential funding mechanisms that could make the extension of services and facilities to identified communities financially feasible.
- The Land Use Element Update must be approved on or before approval of the county’s 2015-2023 Housing Element which is scheduled for adoption in spring 2015.

Conservation Element Update – Important Minerals

- Mandated requirement for local agencies to map important mineral resources as defined by the State and to adopt General Plan policies for their protection.
- Staff will develop Conservation Element Policies and maps which meet State requirements.
- Board of Supervisor adoption hearings anticipated in spring 2014.

Safety Element Update – Fire Hazards

- Implement the provisions of Senate Bill 1241, a new State-mandate that requires the County to update the Safety Element of the Comprehensive Plan.
- Develop and incorporate information and policies regarding development in very high fire hazard severity zones designated by the State and where the State has the financial responsibility to fight fires, called State Responsibility Areas.
- Submit updated Safety Element to the State Board of Forestry and Fire Protection for review, as required by SB 1241.
- Adopt the updated Safety Element before adoption of the 2015-2023 Housing Element which is scheduled for adoption in spring 2015, as required by SB 1241.

6. Potential Projects

In addition to the proposed ongoing and State mandated new projects for FY 2013-2014, there are other potential projects that have been listed in Table 3, below. These projects are listed in order of priority based on the Planning Commission’s input this year and Board of Supervisors’ direction provided during review of the FY 2012-2013 Work Program. Four additional new projects – Climate Action Implementation, Special Events – Good Neighbor Policy, Inclusionary Housing Fee Update, and Telecommunications Siting in Montecito Plan Area – are included at the bottom of the list.

TABLE 3
 POTENTIAL NEW PROJECTS

POTENTIAL NEW PROJECTS		FTE*
16	Hollister Avenue-State Street Improvements	0.3
17	Economic Development Element	1.0
18	Sign Ordinance	0.4
19	Climate Change Adaptation Plan	1.5
20	Agricultural Processing Ordinance Amendment	1.2
21	Circulation Element Update	1.9
22	Mission Hills – Vandenberg Village Vision Plan	0.9
23	Montecito Design Guidelines and Development Standards	0.5
24	Santa Ynez Valley Transportation Improvement Plan	0.4
25	Brushing Ordinance	0.9
26	Ordinance 661 Consistency Rezone – Phase II	0.5
27	Montecito Tree Protection Standards	0.5
28	Mission Hills/Vandenberg Village Community Plan	3.0
29	Santa Ynez and Los Olivos Township Design Guidelines	0.6
30	Seismic Safety and Safety Element Update Phase II	0.8
31	Open Space Element Update	2.7
32	Lighting Standards and Regulations	0.5
33	Noise Element Update	1.3
34	Mission Canyon Wildland Fire Benefit Assessment District	0.5
35	Mission Canyon Scenic Corridor Phase II	0.7
36	Mission Canyon Post-Disaster Reconstruction Plan	0.4
37	Climate Action Implementation	0.8
38	Special Events – Good Neighbor Policy	1.5
39	Inclusionary Housing Fee Update	0.7

*Total project estimated FTE. Some projects may take more than one year.

7. Projects Involving Other Divisions and Departments

Other divisions within the Planning and Development Department and within other departments, including Public Works, assist with the completion of projects listed in this Work Program.

Planning Commission Recommendation:

The County Planning Commission considered the Work Program on March 6, 2012. The one recommended revision was to add Hollister Avenue-State Street Improvements to the top of Potential New Projects (Table 3). The County Planning Commission voted 5-0 to receive, file, and forward the Work Program, as revised, to the Board of Supervisors (see Attachment C).

The Director of the Planning and Development Department presented the Work Program to the Montecito Planning Commission during his regular director’s report on March 20, 2013. The director’s report was part of the administrative agenda and, therefore, the Montecito Planning Commission did not take any formal action on the Work Program.

Fiscal and Facilities Impacts:

The services, operations, and projects listed in Table 2 are fully funded in the Planning and Development Department's proposed FY 2013-2014 budget. The Board of Supervisors will consider funding for the 2013-2014 Long Range Planning Annual Work Program as part of the Fiscal Year 2013-2014 budget process.

Special Instructions:

Please forward a copy of the minute order to Jeff Hunt, Long Range Planning Division.

Attachments:

Attachment A: Comprehensive Plan Components
Attachment B: Implementing Documents
Attachment C: County Planning Commission Action Letter, March 6, 2013

Authored by:

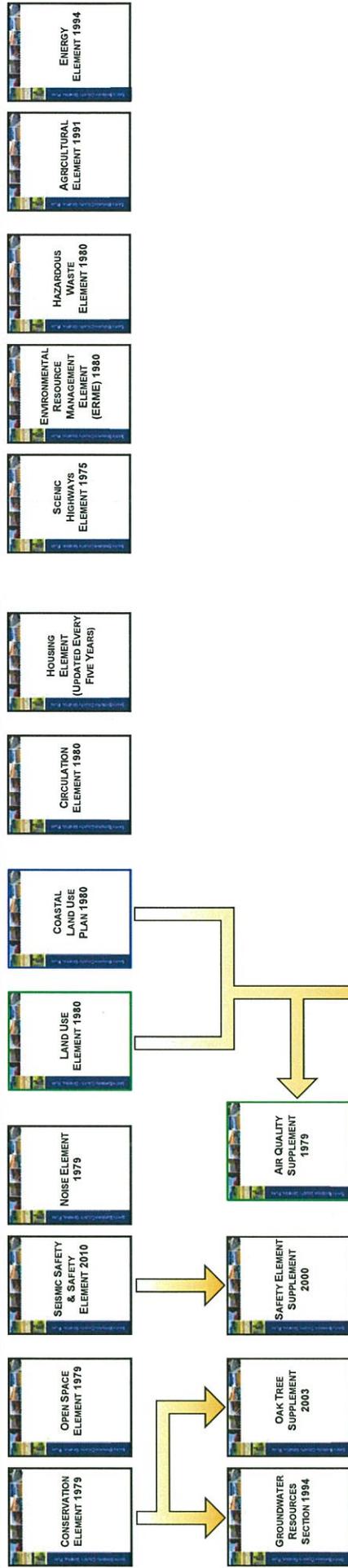
Lucy Pendl, Planner, Long Range Planning Division, 568-3577

Attachment A

Comprehensive Plan Components figure

THE COMPREHENSIVE PLAN

MANDATED ELEMENTS



COMMUNITY AND AREA PLANS: PART OF LAND USE ELEMENT AND/OR COASTAL LAND USE PLAN



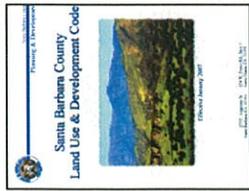
SPECIFIC PLANS



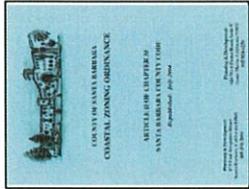
Attachment B

Implementing Documents

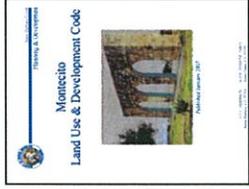
IMPLEMENTING ZONING ORDINANCE DOCUMENTS



**SANTA BARBARA COUNTY
LUDC LAND USE
DEVELOPMENT CODE
(INLAND AREAS,
EXCEPT MONTECITO)**



ARTICLE II COASTAL



**MONTECITO LUDC
LAND USE
DEVELOPMENT CODE**

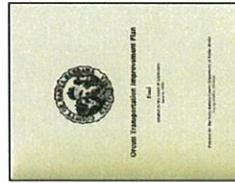


**ARTICLE IX - OAK
TREE PROTECTION &
REGENERATION**



ORDINANCE 661

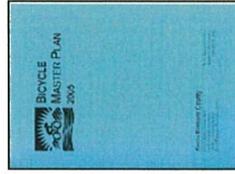
IMPLEMENTING PLANS AND GUIDANCE DOCUMENTS



**ORCUTT
TRANSPORTATION
IMPROVEMENT PLAN
1998**



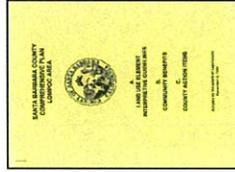
**GOLETA
TRANSPORTATION
IMPROVEMENT PLAN
1999**



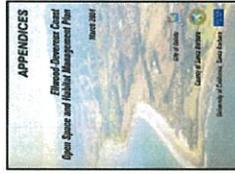
**BICYCLE MASTER PLAN
2005**



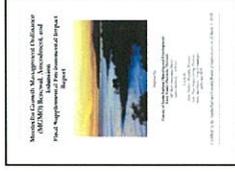
**HOUSING ELEMENT
IMPLEMENTATION
GUIDELINES
2005**



**LOMPOC GUIDELINES
AND INTERPRETIVE
ACTION ITEMS
1999**



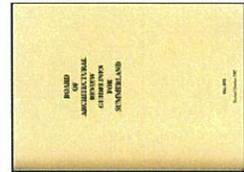
**ELLWOOD-DEVEREUX
OPEN SPACE AND
HABITAT MANAGEMENT
PLAN 2004**



**MONTECITO GROWTH
MANAGEMENT
ORDINANCE
2010**



**EASTERN GOLETA
VALLEY RESIDENTIAL
DESIGN GUIDELINES
2006**



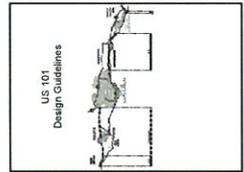
**SUMMERLAND BAR
GUIDELINES 1992
UPDATE IN PROGRESS**



**MONTECITO
ARCHITECTURAL
GUIDELINES 1995**



**DESIGN RESIDENTIAL
DESIGN GUIDELINES
1998**



**101 DESIGN
GUIDELINES 1998**



**OLD TOWN ORCUTT
COMMERCIAL DESIGN
GUIDELINES
2006**



**MISSION CANYON
RESIDENTIAL DESIGN
GUIDELINES
IN PROGRESS**



**LOS ALAMOS
BELL STREET
DESIGN GUIDELINES
2011**



**SUMMERLAND
RESIDENTIAL AND
COMMERCIAL DESIGN
GUIDELINES
IN PROGRESS**

Attachment C

County Planning Commission Action Letter
March 6, 2013



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF MARCH 6, 2013

RE: Work Program for FY 2013-2014

Hearing on the request of Long Range Planning for the County Planning Commission to receive and review the *2013-2014 Annual Work Program*, and direct staff to forward any comments to the Board of Supervisors.

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of March 6, 2013, Commissioner Blough moved, seconded by Commissioner Brown and carried by a vote of 5 to 0 to:

1. Receive and review the *2013-2014 Annual Work Program*.
2. Direct staff to forward a recommendation to the Board of Supervisors to continue work on required services, operations and current projects; and initiate new mandated projects for the *2013-2014 Annual Work Program*.
3. Include the Hollister Avenue-State Street Improvements in the list of potential projects as depicted by Table 3.

Sincerely,

A handwritten signature in cursive script that reads "Dianne M. Black". The signature is written in black ink and is positioned above a horizontal line.

Dianne M. Black
Secretary Planning Commission

cc: Case File
Planning Commission File
Dianne M. Black, Assistant Director
Rachel Van Mullem, Chief Deputy County Counsel
Jenna Richardson, Deputy County Counsel

Planning Commission Hearing of March 6, 2013
Work Program for FY 2013-2014
Page 2

Jeff Hunt, Deputy Director, Long Range Planning

DMB/dmv