

2010 General Plan Annual Report

SP-2011-001



City of Santa Maria

Prepared by the
Community Development Department

February 2011

CHAPTER I
Introduction and Summary

CHAPTER I – INTRODUCTION AND SUMMARY

A. Purpose of the Annual Report

Section 65400 of the California Government Code requires the City to file an annual report addressing the status of the General Plan and progress made toward goals and objectives. The annual report provides a means to monitor the success of implementing the General Plan and determine if changes need to be made in the plan or its implementation programs.

B. Purpose of the General Plan

The General Plan serves two primary functions. First, the General Plan provides information. Second, it states the community's goals, objectives, policies, and implementation measures (i.e., ways to achieve the goals and objectives). The General Plan is a public document and is available for all to read and use as needed. Copies are available for review at the Santa Maria Public Library and at the City Clerk's Office. Each member of the City Council and the Planning Commission has a copy of the General Plan, as well as each City department.

As an informational document, the General Plan describes existing conditions, makes projections, and establishes a vision for the community's future. The General Plan provides the public with valuable information about the City and the direction that it seeks to move. In a community where rapid growth accentuates change, there is a need to look ahead and determine the effect of change on the physical, social, and economic structure of the community.

As a policy document, the General Plan establishes guidelines for decision-makers. Using these guidelines, the City Council and Planning Commission take incremental steps toward achieving the larger goals of the City. The City focuses implementation programs contained in the General Plan through day-to-day operations of the City.

C. Status of the Adopted Elements of the City's General Plan

State law requires that the General Plan include seven elements. These elements must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. State law also allows the City to adopt any additional general plan elements that the City deems necessary. The City of Santa Maria combines the Conservation and Open Space elements into a Resource Management Element, which also includes sections on Recreation and Parks, Public Facilities and Services, Private and Community Services, and Growth Management. The Economic Development Element is another optional element of the General Plan.

Following is a brief overview of actions taken in 2010 relative to each individual Element:

1. **Land Use Element** (Adopted August 20, 1991)

No text amendments to the Land Use Element occurred in 2010.

2. **Circulation Element** (Adopted on January 4, 1994)

No text amendments to the Circulation Element occurred in 2010.

3. **Resources Management Element (RME)** (Adopted on May 7, 1996)

The RME includes the state mandated Conservation and Open Space Elements. Other elements include Recreation and Parks, and Public Facilities and Services. No text amendments to the Resources Management Element occurred in 2010.

4. **Noise Element** (Adopted on December 16, 1997)

No text amendments to the Noise Element occurred in 2010.

5. **Safety Element** (Adopted on November 21, 1995)

No amendments to the Safety Element occurred in 2010.

6. **Economic Development Element** (Adopted on February 17, 2004)

No amendments to the Economic Development Element occurred in 2010.

7. **Housing Element** (Adopted on November 16, 2010)

The State Department of Housing and Community Development letter dated December 6, 2010, found the City's Housing Element, as adopted by the City Council on November 16, 2010, to be "in full compliance with State housing element law."

The most important conclusion drawn from this process is that the City of Santa Maria has demonstrated sufficient capacity for new construction of dwelling units to meet the City's assigned Regional Housing Needs Allocation ("RHNA allocation"). In fact, the City has exceeded the RHNA allocation in all four of the established income levels; there is no shortfall of sites or zoning available to encourage a variety of housing types. The State Department of Housing and Community Development agrees with this conclusion.

CHAPTER II
Implementation of the
General Plan

CHAPTER II – IMPLEMENTATION OF THE GENERAL PLAN

The City of Santa Maria implementation programs identified in the General Plan include tools already in place and used on a day-to-day basis in the City. Some of the various tools available to further the City's goals and objectives include the Budget/Capital Improvement Program, Specific Plans and Master Plans, Zoning and Subdivision Regulations, Growth Impact Mitigation (AB1600) Fees, CDBG/HOME Funds and Grants, Development Agreements, and Improvement Districts

A. Planning Commission

The City of Santa Maria Planning Commission is designated as the "Planning Agency," as authorized by Section 65100 of the State Government Code and Section 12-2.117 of the Santa Maria Municipal Code. The Commission has discretionary and advisory responsibilities that are authorized by Chapter 2-15 of the Municipal Code and delegated under Titles 11 (Subdivision Ordinance) and 12 (Zoning). During the last year, the Commission held 17 public meetings and 16 study sessions.

The Planning Commission approved eight Planned Development (PD) Permits; 11 new Conditional Use Permits were approved—one Conditional Use Permit was an amendment to the conditions prior to approval. The Planning Commission heard one appeal of the Zoning Administrator's determination to deny outdoor storage in the C-2 zoning district. Three tentative maps and one General Plan consistency determination were reviewed by the Planning Commission in 2010. Additionally, the Commission granted 21 time extensions and rescinded the issuance of one business license.

In the advisory role, the Planning Commission forwarded written recommendations to the City Council on the Housing Element of the General Plan, three zoning ordinance amendments, one zone change, three land use and zoning map amendments, and one development agreement.

B. Zoning Text Amendments

The City Council adopted four zoning code amendments in 2010; they addressed:

1. limitation of barbed wire, razor wire, and similar sharp materials used in the construction of walls and fencing
2. limitation of certain signs (e.g., bow/feather, temporary, sandwich board)
3. a definition of "agricultural use"

4. a new “Good Neighbor” ordinance, replacing provisions concerning entertainment licensing and permits for itinerant shows, dancehalls, and other public/private dances.

C. General Plan and Zoning Map Amendments

City Council acted on four General Plan (Land Use) amendments in 2010. One project, the Santa Maria Freeway Center, was denied. TABLE II-1 reflects the net acreage changes made to the Land Use Policy Map in 2010:

1. Rice Depot Mercado (mixed use)
2. Siena Apartments
3. Heritage at Westgate Ranch

TABLE II-1
Land Use Amendments in 2010

General Plan Land Use Designations	Net Acres “to”	Net Acres “from”	Net Acres changed
Heavy Commercial Manufacturing	0	4.40	(4.40)
Community Commercial	4.40	0	4.40
Medium Density Residential	0	10.75	(10.75)
High Density Residential	10.75	0	10.75
TOTAL:	15.15	15.15	0.0

D. Land Division Applications

In 2010, four Lot Line Adjustments, two Lot Mergers, five Parcel Map applications, and two Tract Map applications were filed and are presently in various stages of review. In 2010, three Parcel Maps were recorded to create seven commercial/industrial lots.

E. Specific Plans

City Council approved two amendments to the Blosser Southwest Specific Plan in 2010. The amendments permitted a maximum development of 296 single-family detached dwelling units in the Heritage at Westgate Ranch project and 211 apartment units in the Siena Apartments project.

F. **Building and Safety Division**

The Building and Safety Division is responsible for administration and enforcement of those state and local codes, ordinances and regulations dealing with the construction, alteration, maintenance and use of privately owned structures, appurtenances and land. These regulations include the building, housing, dangerous building, mechanical, electrical, plumbing, swimming pool, and sign codes, as well as the California State Mobile Home Park regulations and City zoning ordinances.

1. **Board of Appeals**

The Building and Safety Division also provides staff support to the seven-member Board of Appeals, which hears appeals of Uniform Building Code interpretations. The Board of Appeals met one time in 2010 to ratify the Building Official's determination regarding an accessible path of travel.

2. **Title 9 – Building Regulations**

The City Council adopted the following 2010 codes:

- 2010 California Building Code
- 2010 California Plumbing Code
- 2010 California Electrical Code
- 2010 California Mechanical Code
- 2010 California Historical Building Code
- 2010 California Residential Building Code
- 2010 California Green Building Standards Code
- 2010 California Existing Building Code
- 2010 Fire Code

3. **Development Activity Reports**

The Monthly Building Permit Reports from 2003-2010 continue to be maintained for public inspection on City Internet pages.

4. **Permits and Inspections**

In 2010, the Building Division received 1,439 building permit applications, 104 sign permit applications, and issued 1,371 building permits. During the past year, City building inspectors made 7,870 construction and safety related inspections.

5. New Residential Units

As reported to the State Department of Finance in 2010, 15 new housing units were added as the result of new construction or conversion and one unit was lost by fire or demolition. Of the total units, 12 were single-family housing units comprised of three attached housing units and nine detached houses. The other three units were constructed as a triplex structure.

G. Planning Division

Planning Division activities include administration of the City's General Plan, development and subdivision review, preparation of zoning ordinances, processing annexations, bikeway implementation, providing demographic and census information, preparation of specific plans, conducting environmental review, and informing the public of the City's land use policies and development ordinances. The Planning Division reviews federal, state, and county legislation, projects of concern to the City, and responds to surveys from the State.

The Planning Division provides staff support to the Planning Commission. Administrative functions include the scheduling of meetings, preparation of agendas, posting hearing notices, and preparation of minutes. The City posts Planning Commission meeting agendas and minutes on the City Internet pages.

Planning staff provides land use analysis, environmental review as required under the California Environmental Quality Act (CEQA), and prepares staff reports for the Planning Commission and City Council.

- Current and past development activity reports continue to be maintained for public inspection on City webpage.
- General Plan updates of the Land Use Element and Circulation Element were initiated in 2010.
- In 2010, three parcel maps (seven commercial and Industrial lots) were recorded.
- The Planning Division received:
 - 66 environmental clearance applications
 - 1 tentative tract map application
 - 1 tentative parcel map application
 - 1 lot line adjustment application

- 2 merger applications
 - 6 Planned Development Permit applications
 - 49 Use Permit applications
 - 1 rezoning
 - 6 zoning text amendments
- Staff conducted 412 business license reviews during the year and conducted planchecks for each building permit prior to issuance.

H. Housing Element Annual Reporting

Chapter III of this Annual Report describes the actions taken (by the City) toward completion of the programs in the Housing Element, which was updated on November 16, 2010

CHAPTER III
Housing Element
Annual Progress Report
(CCR Title 25 §6202)

CHAPTER III – HOUSING ELEMENT

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Santa Maria	
Reporting Period	1-Jan-10	- 31-Dec-10

Table A

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

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
1735 S BISCAYNE ST BLDG'S F - P	5+				88		88				
1975 CELEBRATION AVE	SF				1		1				
317 DANIEL DR	SF				1		1				
1701 CRABTREE CT	SF				1		1				
1707 CRABTREE CT	SF				1		1				
1713 CRABTREE CT	SF				1		1				

Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
1719 CRABTREE CT	SF				1		1				
1725 CRABTREE CT	SF				1		1				
1731 CRABTREE CT	SF				1		1				
1737 CRABTREE CT	SF				1		1				
1743 CRABTREE CT	SF				1		1				
1749 CRABTREE CT	SF				1		1				
1755 CRABTREE CT	SF				1		1				
1761 CRABTREE CT	SF				1		1				
355 DANIEL DR UNITS 101, 201, 203	2-4				3		3				
507 E COOK ST #B	SF				1		1				
216 E EL CAMINO ST #B	2-4				1		1				
215 E INGER DR BLDG'S 1 - 6	5+		41				41		TCAC; HOME	HOME	
225 E INGER DR #A,B	2-4		2				2		TCAC; HOME	HOME	
235 E INGER DR #A,B	2-4		2				2		TCAC; HOME	HOME	
245 E INGER DR #A,B	2-4		2				2		TCAC; HOME	HOME	
407 W LEMON ST	SF				1		1				
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶ ▶					0	0	0				
(10) Total by income Table A/A3 ▶ ▶			47	0	107	0	154				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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	1				1	Federal CDBG Residential Rehabilitation Loan Program
(2) Preservation of Units At-Risk					0	
(3) Acquisition of Units			6		6	Federal Neighborhood Stabilization Program (NSP-1)
(5) Total Units by Income	1	0	6		7	

* Note: This field is voluntary

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

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

* Note: This field is voluntary

Table C

Program Implementation Status

<p>Program Description (By Housing Element Program Names)</p>	<p align="center">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.</p>		
<p align="center">NOTE: All Programs are found in Chapter VI of the City of Santa Maria Housing Element, adopted November 16, 2010</p>			
<p>Name of Program</p>	<p>Objective</p>	<p>Timeframe in H.E.</p>	<p>Status of Program Implementation</p>
<p>Program 1 - ECONOMIC DEVELOPMENT PROGRAM</p>	<p>Agriculture is a basic industry in the North County. However, a majority of the housing and social service burdens are borne by the City of Santa Maria without benefit of the tax base to support the excess services required by the increased population. By expanding the non-agricultural employment sectors—especially in the job sectors with high employment multipliers—the City can increase the balance between jobs and housing in the City. Improving housing conditions often depends on having strong economic growth and better paying jobs available to local workers. Employment generated by commercial and industrial enterprises increases the ability of workers to afford better housing (meeting building codes, uncrowded, low housing cost burden) without governmental intervention. Santa Maria strongly supports the efforts of the Santa Maria Valley Economic Development Commission with staff and monetary assistance. The City has adopted an Economic Development Element. The Economic Development Element reiterates the needs for jobs-housing balance and economic diversity to expand the job-housing opportunities available to the City residents.</p>	<p>Ongoing</p>	<p>The City continues to meet with the EDC, to implement the policies of the Economic Development Element.</p>
<p>Program 2 - ANNEXATION PROGRAM</p>	<p>The City actively encourages residential development through annexation of land suitable for development. Residential development, constrained as a municipality approaches build-out within its jurisdictional boundaries, requires more land or more intense use of existing land. The type and tenure of housing choice for low and very low-income households become limited as residential development slows. Additionally, as build-out approaches, the economics of supply and demand come into operation. As housing supply diminishes but demand remains strong, housing costs inevitably rise. This situation further constrains housing choice for low-income households.</p>	<p>Ongoing</p>	<p>The City continues to process annexation requests, as they are initiated from private property owners, for territories within our adopted Sphere of Influence.</p>

<p>Program 3 – MIXED USE DEVELOPMENT/ ADAPTIVE RE-USE</p>	<p>Via the recently adopted mixed-use ordinance, the City encourages the use of suitable under-utilized and/or abandoned commercial motels to be converted to residential use and allows for mixed-use purposes via zoning incentives and/or state funded housing programs. The City allows housing above ground floor commercial uses in certain land use designations. Expanding the densities and housing mixtures within the four square mile (4SM) central core area provides greater flexibility in mixing uses that more rigid Euclidean zoning standards typically segregate.</p> <p>The Mixed Use Ordinance increases the flexibility of the zoning district to support compatible uses from other zoning districts. The ordinance grants the Zoning Administrator, Planning Commission, and City Council increasing levels of power to allow reduced standards for parking, setbacks, landscaping, open space, or increased height. The ordinance is a “design based” regulation, which understands that the inside of the structure will change over time and allows the adaptation to occur without government controls. Spaces may be mixed and “re-mixed” to meet the needs of the building markets. The mixed use ordinance is in Title 12 of Chapter 49 of the Municipal Code.</p>	<p>Ongoing</p>	<p>As of April 1, 2011, the City has approved one mixed use project, which accounts for a total of 10 residential units.</p>
<p>Program 4- DENSITY BONUSES</p>	<p>The City provides housing incentives, in the form of greater density than would otherwise be allowed under the current zoning designation, for developers willing to construct affordable housing units. State Law does not require the City to promote the use of Density Bonus provisions. It has been properly adopted and is part of the zoning code (effective January 18, 2007) for housing developers to use as a tool. Density bonus provisions may be applied to overcome specific design issues that require relief from the code standards.</p>	<p>Ongoing</p>	<p>The City continues to process density bonus requests, as they are initiated from private property owners, in accordance with Chapter 12-48 of the Santa Maria Municipal Code.</p>
<p>Program 5 – LAND BANKING</p>	<p>Land banking by the City plays an important role in facilitating affordable housing. The City acquires land through direct purchase or land dedications and works with non-profit corporations to develop housing projects that help meet community needs.</p> <p>The City continues to seek appropriate housing sites and, when funds are available, to purchase these sites with CDBG or General Fund monies. Restrictions on resale or transfer are placed on the property in order to maintain affordability.</p>	<p>Ongoing</p>	<p>The City continues to seek appropriate housing sites.</p>

<p>Program 6 – HOUSING INCENTIVES PROGRAM</p>	<p>This program offers a variety of incentives to reduce overall costs and is designed to meet the housing needs of low-income households. The program can be tailored to develop new sites or redevelop deteriorated properties. It is applicable to various types of projects: single family detached, condominiums, cooperatives, and non-profit rental developments. The key incentives to date have been land acquisition write down (subsidy) and public improvements. The program is funded primarily with Community Development Block Grant (CDBG) funds. Partnerships with non-profit developers with the expertise to access state, federal and private funds have also proved successful. These developers also provide assurances regarding long-term ownership and affordability for rental developments. The Housing Incentives Program could also be used in concert with additional cost reductions and incentives already offered through the density bonus, mixed use and four-square-mile ordinances, including:</p> <ul style="list-style-type: none"> • Reducing Site Development Standards • Reducing Infill Development Fees • Increasing Site Design Flexibility for Affordable Housing • Increasing Land Use Flexibility • Establishing Four Square Mile (4SM) Area Standards 	<p>Ongoing</p>	<p>On a regular basis, the City advertises the availability of the identified incentives, to the development community.</p>
<p>Program 7 - EXPANSION OF CODE COMPLIANCE PROGRAM</p>	<p>During the previous planning period, the City has increased its code compliance staff from three officers (two fulltime, one part-time) to six fulltime officers, including the supervisor. A major focus of these officers' efforts is to address reports of substandard living spaces that have been constructed without permits. Officers work with owners to reconstruct the substandard living space so that it is safe and decent to live in. The result of these efforts is to greatly increase the supply of housing affordable to persons with low incomes. In addition, it provides families with lower incomes the opportunity to live in a single-family residential setting. For example, nearly 200 garages have been legally converted into safe and habitable living spaces during the planning period. In any event, the City does not endorse illegal garage conversions as a method to create additional dwelling units.</p>	<p>Ongoing</p>	<p>Although the current economic times have slowed residential construction overall, the City has approved five conversions of garages to habitable living space since January 1, 2010. All of these conversions met all applicable City codes.</p>
<p>Program 8 - PRIORITIZATION OF SERVICES</p>	<p>As required by Government Code Section 65598.7, the City has adopted a written policy providing for priority of water and sewer services to affordable housing developments.</p>	<p>Ongoing</p>	<p>City Council Resolution 2006-155 remains in force.</p>
<p>Program 9 – PERMIT PROCESSING</p>	<p>The City operates a one stop, "fast track" permit process. The Community Development Department coordinates the review and decision-making on required permits and also provides information regarding the status of all applications and permits for residential developments. The permit processing of the City attempts to gather, organize, and distribute the information needed by applicant/developers, staff, Planning Commission, and City Council. In the case of low-income housing projects, the City facilitates meetings with neighbors to provide information about proposed projects and decrease NIMBY reactions. City staff coordinates meetings between applicants, staff and professionals to keep project processing running smoothly. Staff offers courtesy inspections and phased approvals to low-income housing projects to shorten the time between initial application and occupancy.</p>	<p>Ongoing</p>	<p>Although the current economic times have slowed residential construction overall, the City's permit process maintains its focus to streamline permits for affordable housing projects.</p>

<p>Program 9(a) – CONDITIONAL USE PERMIT PROCESS MONITORING</p>	<p>The City will institute a monitoring program of the Conditional Use Permit process and prepare a report every two years, evaluating the impacts and potential constraints to multi-family development in the R-3 zone. The report will be referenced in the progress report required pursuant to Government Code Section 65400. The evaluation will consider approvals and denials, number of applications, length of approval process, types of conditions imposed including cost and any reductions in the initially proposed number of units. The City will solicit and consider input from developers including non-profit organizations as part of the evaluation process. If the City determines that the process does pose a constraint to the development of housing including housing affordable to lower-income households, the City will evaluate the necessary steps to remove or mitigate the constraint such as replacing the CUP process or other similar action.</p> <p>The City will also monitor the design review process and develop objective criteria to provide certainty in design requirements during the approval process. These design review standards will be completed within one year of adoption of the Housing Element.</p>	<p>April 1, 2012</p>	<p>This Policy was adopted on November 16, 2010. Although the Monitoring Program Report is not due for two years, the City's development status reports will facilitate the preparation of that Report.</p>
<p>Program 10 - ACCOMMODATIONS FOR FARMWORKERS, SENIORS AND PERSONS WITH DISABILITIES</p>	<p>The City will allow reduced parking standards for senior, farmworker and/or housing for persons with disabilities. This can be accomplished by applying Section 12-32.06 of the Santa Maria Municipal Code to develop an appropriate parking standard in individual cases.</p> <p>The City will facilitate permitted remodels of single-family residences and garage conversions. The City will allow expansion of residential space to the full extent allowable by standards of the zone or applicable specific plan. In January 2007, the City Council updated the density bonus ordinance. The ordinance gives development concessions to individual additional units legally constructed and reserved for seniors or persons with low incomes. City staff will regularly review City policies and procedures to ensure that there are no constraints to housing for persons with disabilities. As part of this review, the City will follow a regular program of sidewalk repair and maintenance including provision of handicap ramps to facilitate movement throughout the City for persons with disabilities regardless of where they live.</p> <p>On December 18, 2007, the City adopted specific reasonable accommodation procedures to provide exception in zoning and land use for persons with disabilities. The City has responded to several requests under this Ordinance since its adoption.</p>	<p>Ongoing</p>	<p>All referenced Municipal Code sections remain in place, to facilitate affordable housing opportunities for private applications.</p>
<p>Program 11 - FACILITATION OF PROJECTS FOR HOMELESS INDIVIDUALS</p>	<p>State law defines emergency shelters as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."</p> <p>Recent amendments to state law require cities with an unmet need for emergency shelters to identify a zone in which shelters may be located as a matter of right. The zone must also identify objective standards for the use which facilitate emergency centers, whether as original development or converted uses. Alternatively, cities must include a program in their housing elements for the development of such a zone and standards within one year. [Government Code Section 65583(a) (4)]</p>	<p>November 16, 2011</p>	<p>The City has developed a Work Program to adopt this Ordinance by November, 2011.</p>

Pursuant to Government Code Section 65583(a) (4), the City of Santa Maria has conducted a staff-level review of its zoning districts, but has not identified a zone conducive to provision of emergency homeless shelters by right. As required by the legislation, the zone would need to provide proximity to bus service, and be centrally located near schools, social services agencies, and health care. Although Santa Maria has vacant land near its western boundary, this property lies within the airport flight zone and is inappropriate for residential use. In addition, the majority of the vacant property is not served by any municipal services, including transit.

Staff has considered the possibility of reusing existing, vacant buildings as emergency shelters as a matter of right. However, these buildings tend to be in a dilapidated condition and inadequately served by public services. Each property is unique and does not lend itself to the application of city-wide objective standards such as permitted by Government Code Section 65583(a) (4). The City believes these properties would more appropriately be reused as single-room occupancies after a discretionary-review process.

Staff has considered the idea of creating a new zoning district which, when applied to an applicant-identified piece of property, could appropriately contain an emergency shelter as a matter of right. The City currently has two zoning districts on its books, the historical overlay zone and the highway commercial district, which provide potential models for this type of zoning district.

Because the City has not revised its zoning ordinance in order to provide for emergency shelters as a matter of right, this revision contains a program for presentation of such an ordinance within one year. In addition, the element contains a program for presentation of a single-room occupancy ordinance to the Council within the next review period.

Proposed Program for Zoning Ordinance Amendments:

- Add emergency shelters, as defined by the Health and Safety Code, to Title 12, Chapter 2 (Definitions) of the Santa Maria Municipal Code.

- Within one (1) year of adoption of the Housing Element, the City of Santa Maria will identify and/or establish zoning district(s) in which emergency shelters, as defined, may be located as a matter of right. The zoning district(s) chosen to implement this Program will clearly establish "emergency shelter" as a permitted use. The City will initially consider the CPO (Commercial Office and Professional Office) zoning district for this purpose, since more than 37 acres are already zoned CPO in the City. In addition, Good Samaritan Shelter has already established four emergency shelter facilities in the PD/CPO district (at 401 West Morrison Avenue) with little or no administrative difficulties. These shelters have a permanent year-round capacity of nearly 200 persons.
- Within one (1) year of adoption of the Housing Element of the City of Santa Maria, will develop objective, written standards to regulate emergency shelters that locate as a matter of right. Include the following, as permitted by Government Code Section 65583(a)(4):
 - The maximum number of beds and/or persons to be served nightly;

	<ul style="list-style-type: none"> ○ Off-street parking based on demonstrated, but not to exceed parking requirements for other residential or commercial uses in the same zone; ○ The size and location of exterior and interior onsite waiting and client intake areas; ○ Proximity to other emergency shelters (dispersion requirement not to exceed 300 feet) ○ Length of stay; ○ Lighting; ○ Security during hours the emergency shelter is in operation. <ul style="list-style-type: none"> • Present a revised single-room occupancy ordinance, with provision for efficiency units as permitted by the Health and Safety Code, to policymakers for potential adoption. • Within one (1) year of adoption of the Housing Element, the City of Santa Maria will present for consideration a program which would identify and/or establish zoning district(s) in which transitional and supportive housing, as defined, may be located as a matter of right as a residential use, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. 		
Program 12 - NEIGHBORHOOD CONSERVATION PROGRAM	This program, which was developed in 1990, assists the City's neediest neighborhoods through the use of existing improvement programs. Low-income neighborhoods--with a high incidence of criminal activity, serious public improvement deficiencies, significant code violations, and generally deteriorating conditions--receive the efforts of this program. As citizens see the positive results of the program, more people will take a more active role in preserving their neighborhoods and become involved in activities that prevent neighborhood blight and foster community pride.	Ongoing	The City maintains its proactive support for neighborhood conservation programs.
Program 13 - CODE COMPLIANCE PROGRAM	Enforcing housing and building codes directly links to ensuring the safe and habitable condition of the housing stock, and thus the continued viability of neighborhoods. Code violations involving immediate health or safety hazards are handled without the need for a complaint. Alleged violations involving public welfare issues are pursued only after a complaint is received. Complaints will normally come directly from citizens, from officials on behalf of citizens, or from staff as a consequence of observations in the normal course of duties (e.g., inspections and permitting). When a violation is found, steps are taken to correct the problems.	Ongoing	The City maintains its proactive resolution of health and safety code violations.
Program 14 - SINGLE ROOM OCCUPANCY	<p>During the previous planning period, the City provided for single-room residential occupancies in commercial zones. This regulatory provision made it possible for an existing hotel that could legally accommodate only transitory occupancy (less than 30 days) to house individuals on a permanent basis. City staff facilitated the conversion by reducing processing fees. Staff also showed the owner that the value of his investment would be increased by committing to providing low-income housing for 30 years. The resulting conversion added and preserved over 70 low-income housing units in the City's stock.</p> <p>A single-room occupancy ordinance was presented during the previous cycle, but rejected by the City Council. The draft will be re-written to address concerns raised in public hearings for the ordinance.</p>	November, 2011	The City has developed a Work Program to adopt this Ordinance by November, 2011.

<p>Program 15 – PROJECT-BASED TENANT ASSISTANCE PROGRAMS</p>	<p>Section 236 construction included the Union Plaza, owned and managed by the Teamsters Union, which is a seven-story structure with 122 one-bedroom apartments designed to accommodate low-income elderly persons. This project remains the only assisted housing project at risk.</p> <p>The Housing Authority of Santa Barbara County acquired the Central Plaza project, and will maintain the affordability of these units also done under the Section 236 Program. The Housing Authority which consists of 112 garden style apartments for low-income families. The project includes a park with play areas. According to the Santa Barbara County Housing Authority, the Section 236 Program has specific targets for the housing needs of Extremely Low Income Households.</p>	<p>Ongoing</p>	<p>The City maintains its support for Section 236 Housing Assistance Payments Program to Union Plaza, administered by the Santa Barbara County Housing Authority, particularly because many of those units are targeted for Extremely Low Income Households.</p>
<p>Program 16 – TENANT-BASED ASSISTANCE PAYMENTS PROGRAMS</p>	<p>Through the Section 8 Housing Assistance Payments Program, the Housing Authority provides rental subsidy payments directly to private property owners on behalf of eligible low-income tenants who cannot afford market rates without a subsidy. Families with certificates must rent approved units at fair market rents, and the subsidy represents the difference between 30 percent of the monthly income and the approved rent for an adequate housing unit. The program also includes a voucher option, which permits families to rent units beyond the fair market rents; the family must pay any rent difference. This program, funded through HUD, seeks to encourage low-income persons to find housing in publicly assisted units throughout the community rather than impacting any one particular area. On December 31, 2002, the Section 8 program provided Santa Maria 2,093 certificates and vouchers. The Housing Authority continues to apply for new funds to increase Section 8 assistance. During the previous planning period, the Housing Authority also processed and received approval for Ted Zenich Gardens, was completed. The Housing Authority continually seeks input from the residents and encourages their involvement in management activities. More public housing units are needed, and the Housing Authority will continue to apply to the Department of Housing and Urban Development (HUD) for funds to provide these additional units. According to the Santa Barbara County Housing Authority, the Section 8 Housing Assistance Payments Program has specific targets for the housing needs of Extremely Low Income Households.</p>	<p>Ongoing</p>	<p>The City maintains its support for Section 8 Housing Assistance Payments Program, particularly for those units which focus on Extremely Low Income Households.</p>
<p>Program 17 - SUPPORTIVE HOUSING FOR HOMELESS PERSONS</p>	<p>CDBG and/or General Funds are allocated annually to the Transitional Center for Women and Children, which is the only transitional housing in Santa Maria. Women and children, including those with drug and alcohol problems, receive housing here for up to 90 days. There exists no transitional housing for men at this time. The Non-Profit Facilities Program is available to these agencies for capital development activities. There is a need for transitional housing which houses men, as well as women and children, and this program could aid in the funding of such a project.</p> <p>CDBG and/or General Funds allocations annually go to public service agencies providing emergency shelter and services. The Non-Profit Facilities Program is available to these agencies for capital development activities.</p> <p>CDBG and/or General Funds allocations annually go to public service agencies providing support services to the homeless. Such services consist of counseling, medical relief, and transportation. The Non-Profit Facilities Program is available to these agencies for capital development activities.</p>	<p>Ongoing</p>	<p>The City continues to allocate CDBG and General Fund resources to public service agencies providing emergency shelter and services.</p>

	<p>The Emergency Shelter program, discussed in detail earlier in this Chapter, includes provisions to address revisions to the zoning code for compliance with State law. The City expects that the Emergency Shelter Program will specifically assist in the development of housing affordable to Extremely Low Income Households.</p>		
<p>Program 17(a) - HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)</p>	<p>The City of Santa Maria is actively participating in the Homelessness Prevention and Rapid Re-Housing Program (HPRP). The HPRP was created and funded through the American Recovery and Reinvestment Act of 2009 (Recovery Act).</p> <p>On March 6, 2009, the U.S. Department of Housing and Urban Development (HUD) notified the City that it would be eligible to receive \$521,839 in Federal funds under the Homelessness Prevention and Rapid Re-Housing Program (HPRP). In order to access the HPRP funding, the City was required to prepare and submit a Substantial Amendment to the City's 2008-09 Annual Action Plan. The City of Santa Maria received this grant on August 26, 2009. After conducting a request for proposals process, the City executed contract agreements with five sub-recipient agencies on September 30, 2009. The program began on October 1, 2009. The City's goal is to serve 750 households over a three (3) year period.</p> <p>While the HPRP funding is a one-time grant, funding will be distributed over a three (3)-year period. The Recovery Act requires grantees to expend 60 percent of HPRP grant funds within two years of the date of HUD's grant agreement and 100 percent of the funds within three years of that date. Grantees must have obligated funding to their sub-grantees by September 30, 2009.</p> <p>HPRP funds must be used for specific housing activities that primarily benefit individuals and families who are at risk of becoming homeless or already are experiencing homelessness. The funds are intended to target those whose income does not exceed 50 percent of the area median income. The City will specifically target households with Extremely Low Incomes to receive services funded from this grant. Eligible activities include:</p> <ul style="list-style-type: none"> • Financial assistance, such as rental assistance, security deposits, utility deposits, utility payments, moving costs, and hotel/motel vouchers; and • Housing relocation and stabilization services, such as case management, outreach, housing search and placement, legal services, and credit repair. <p>The City will continue to seek grants, beyond this timeframe, for funding of programs to serve households with Very Low Incomes.</p>	<p>Ongoing – grant program began on October 1, 2009.</p>	<p>The City is pleased to administer its HPRP grant, with a goal to serve 750 households over a three year period (ie. through at least 2012).</p>

<p>Program 18 – FAIR HOUSING PROGRAM</p>	<p>The City supports the local Fair Housing Council with a financial and philosophical commitment. The housing programs sponsored by the City, promotes housing opportunities for all persons within the community. The Legal Aid Foundation of Santa Barbara County, under contract with the City, conducts fair housing activities. These include the preparation of a fair housing assessment, educational presentations before community groups, testing of fair housing practices for rental housing, development of educational materials, operation of a special telephone call line, and direct legal representation of eligible clients in cases involving housing discrimination in the Santa Maria community. The City complies with the Federal Fair Housing requirements related to program resources, which are available in English and Spanish. The Special Projects Division administers the production and distribution of Fair Housing information throughout the City. Locations of the program distribution are maintained on the City web page. This program is targeted to all income levels but recent experience has shown that Extremely Low Income households particularly benefit from the City's Fair Housing Program.</p>	<p>Ongoing</p>	<p>The City maintains its support for Fair Housing Programs, particularly those which focus on Extremely Low Income Households.</p>
<p>Program 19 – ENERGY COMPLIANCE AND CONSERVATION</p>	<p>Energy conservation plays a vital role in providing decent, affordable housing. The City Building Division enforces California Title 24 -- Building Energy Efficiency Standards -- for all new construction in the City. The City will solicit information from local utility providers about conservation programs, rebates, and low-income assistance programs through those companies.</p> <p>Community Action Commission of Santa Barbara County (CAC) provides weatherization and energy conservation home improvements, such as the installation of insulation, window caulking, and water-conserving fixtures, to low and very low income households, with preference given to seniors. Emergency grants are also available for the payment of utility bills. CDBG funds have been allocated for use with CAC funds in order to assist more households under this program. Santa Barbara County has a program that provides energy efficiency rebates through the utility companies for home insulation and replacing inefficient appliances with new, energy efficient models.</p>	<p>Ongoing</p>	<p>The City maintains its active compliance with Title 24 and strongly endorses all relevant energy conservation programs sponsored by Santa Barbara County and private utility companies.</p>

