

2016

General Plan

Annual Report

SP2017-0001



City of Santa Maria

Prepared by the
Community Development Department

April 2017

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 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, the City Clerk's Office, and on the City website. 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 information about the City and the direction that it seeks to move.

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 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 an optional element of the City's General Plan.

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. These and other implementation activities are described below.

A. Planning Commission

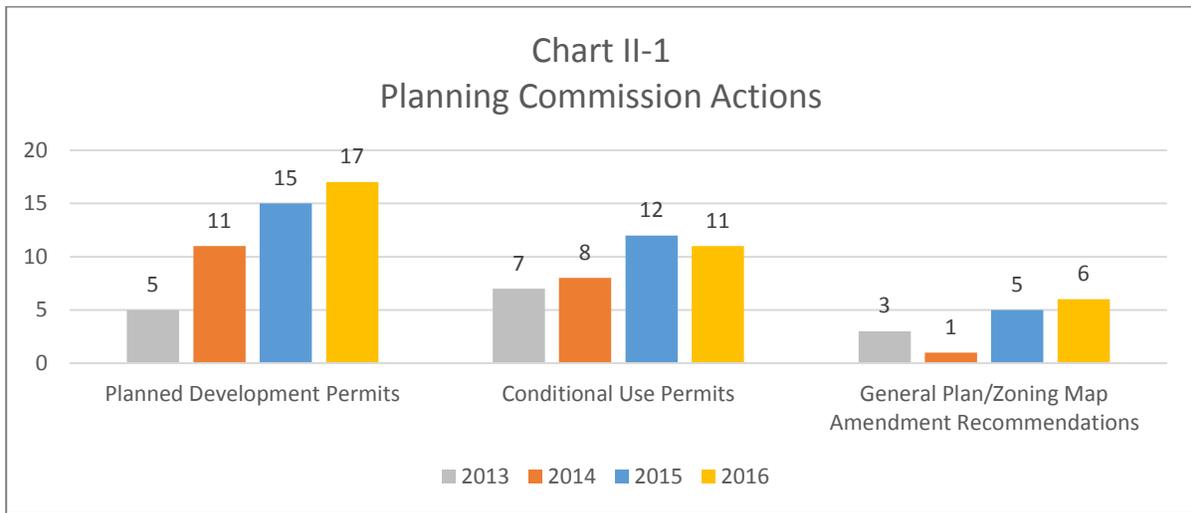
The City of Santa Maria Planning Commission is designated as the "Planning Agency," as authorized by Section 65100 of the State Government Code and Section 12-2.117 of the Santa Maria Municipal Code. The Commission has discretionary and advisory responsibilities that are authorized by Chapter 2-15 of the Municipal Code and delegated under Titles 11 (Subdivision Ordinance) and 12 (Zoning). During the last year, the Commission held 22 public meetings and 16 study sessions.

The Planning Commission acted on 47 discretionary permits during 2016. In the advisory role, the Planning Commission forwarded written recommendations to the City Council on:

- seven General Plan land use map amendments with corresponding Zoning map amendments
- two Specific Plan Amendments for Enos Ranchos and Blosser Southwest with corresponding Zoning map amendments;
- two Zoning Ordinance (text) amendments;
- one Zoning (map) amendment;
- two Development Agreements;
- three discretionary permits that required City Council approval;
- one Summary Vacation of Right-of-Way

The Planning Commission also made a recommendation to City Council for the "Welcome to Santa Maria" sign at the U.S. Highway 101 and North Broadway interchange.

Chart II-1 provides a comparison of the Planned Development Permits, Conditional Use Permits, and General Plan/Zoning Amendment applications acted upon by the Planning Commission during the past four years.



B. Zoning Text Amendments

The City Council adopted three zoning code amendments in 2016:

1. Chapter 12-2, 12-12, and 12-13 clarifying the definition of Motel and Hotel.
2. Chapters 12-29, defining vehicles associated with home occupations.
3. Chapter 12-2, 12-8, 12-35 to establish flexibility in building height within the Planned Development Overlay.

C. General Plan Map Amendments

City Council acted on seven General Plan (Land Use) amendments in 2016. TABLE II-1 reflects the net acreage changes made to the Land Use Policy Map:

TABLE II-1
Land Use Amendments in 2016

General Plan Land Use Designations	Net Acres "to"	Net Acres "from"	Net Acres changed
Community Facilities	16.9		16.9
Low Density Residential		16.9	(16.9)
High Density Residential	26.6		26.6
Neighborhood Commercial		5.5	(5.5)
Community Commercial	33.2		33.2
Commercial/Professional Office	5.6	2.4	3.2
Freeway Services		5.0	(5.0)
Light Industrial		49.8	(49.8)
Heavy Commercial/Manufacturing		2.7	(2.7)
TOTAL:	82.3	82.3	

D. Land Division Applications

In 2016, applications for one tentative tract map, six tentative parcel maps, six lot line adjustments, one merger, a roadway abandonment, and one certificate of compliance were filed. One lot line adjustment, one parcel map and one tract map were recorded in 2016.

E. Specific Plans

The City Council approved a revised Enos Ranchos Specific Plan (Ordinance 2016-06) on March 15, 2016, establishing a new development plan with a mix of regional retail, warehouse retail, corporate office, automobile dealerships, a potential elementary school, a public park and residential apartments. The Specific Plan incorporates significant flexibility for successful revenue generating businesses, and improves community aesthetics through architectural and streetscape standards.

On June 7, 2016 the City Council approved an amendment to the Blosser Southwest Specific Plan (Ordinance 2016-11), changing the land use designation on 5.5 acres from Community Commercial to High Density Residential, to enable the development of an 193-unit senior apartment complex.

F. Building and Safety Division

The Building and Safety Division is responsible for administration and enforcement of state and local codes, ordinances and regulations dealing with the construction, alteration, maintenance and use of 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.

The Building and Safety Division continues to publish Monthly Building Permit Reports. Copies of the reports from 2003 to the present are maintained for public inspection on the City webpage.

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. There were no appeals filed in 2016.

2. **Title 9 – Building Regulations**

The following building regulations were in effect in 2016: The 2013 California Building Code, Plumbing Code, Electrical Code, Fire Code, Mechanical Code, Historical Building Code, Green Building Standards Code, Residential Code, Energy Code and the Existing Building Code.

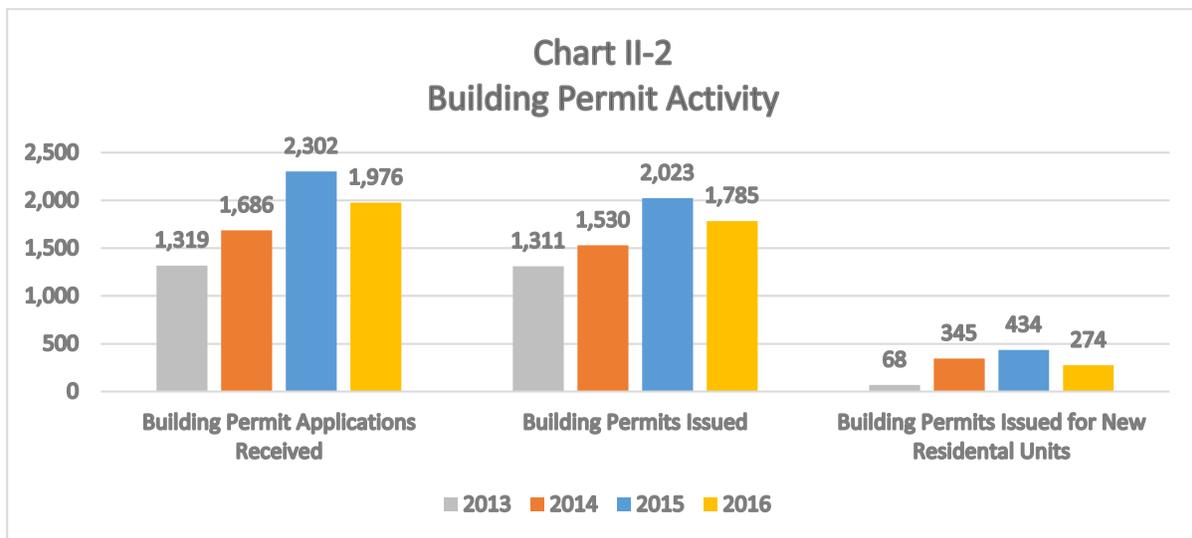
3. Permits and Inspections

In 2016, the Building Division received 1,976 building permit applications and issued 1,785 building permits, and received 90 sign permit applications and issued 73 sign permits. During the past year, City building inspectors made 13,089 construction and safety related inspections.

4. New Residential Units

As reported to the State Department of Finance in 2016, permits for 202 new single-family and 72 multi-family housing units were issued in 2016.

Chart II-2 below provides a comparison of the overall number of building permit applications received, building permits issued and building permits issued for new residential units during the past four years.



G. Planning Division

Planning Division activities include administration of the City's General Plan, development and subdivision review, preparation and improvement of specific plans, preparation of zoning ordinances, processing annexations, bikeway implementation, providing demographic and census information, 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 webpage.

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.

The Planning Division publishes a city-wide list of proposed and approved development projects in the City. A summary map is included as well. This list is updated every six months. Current and past development activity reports continue to be maintained for public inspection on City webpage.

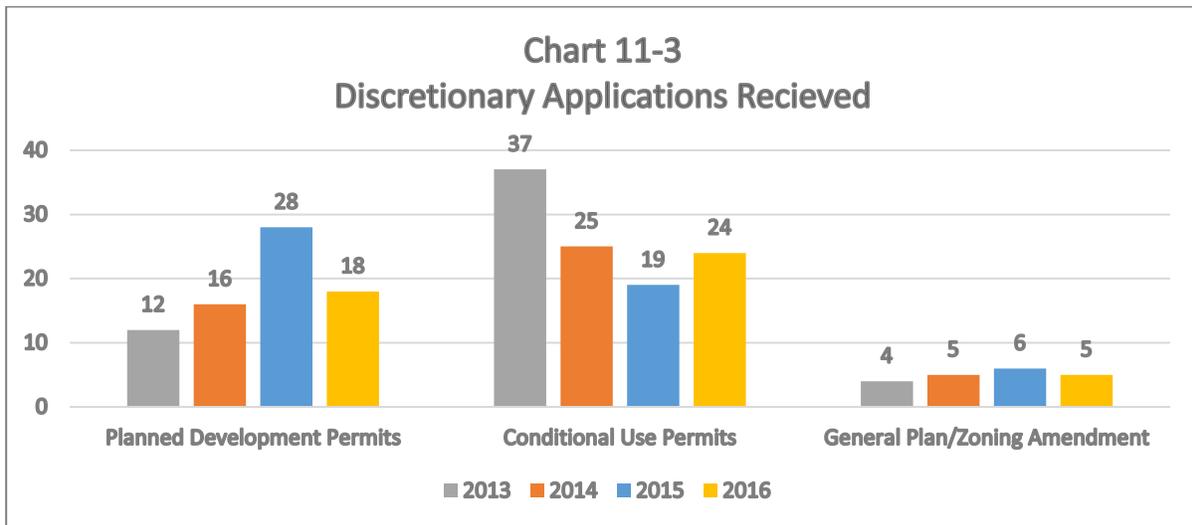
1. Project Application Activity

The Planning Division received the following types of applications during 2016 (project type prefix in parenthesis):

- 5 General Plan Land Use Policy Map and Official Zoning Map amendments (GPZ)
- 3 zoning text amendments (Z)
- 3 development agreements (DA)
- 3 specific plan amendments (SPZ)
- 18 planned development permits (PD)
- 24 conditional use permits (U)
- 6 tentative tract maps, 1 tentative parcel map (TR), and 1 Certificate of Compliance
- 7 lot line adjustment/mergers (SUB)
- 46 project amendments (A), 10 of which were Time Extension requests
- 102 downtown permits (DT)
- 90 planning permit (P)
- 36 pre-application (PRE) requests (fee estimates and conceptual reviews)
- 15 special projects (SP), 3 if which were City initiated
- 247 temporary use permits (TU)
- 25 zoning verifications (ZA)

The Planning Division also reviewed 321 business license applications, many of which included Home Occupation requests.

Chart II-3 provides a comparison of the Planned Development Permits, Conditional Use Permits, and General Plan/Zoning Amendment applications received over the past four years.



2. Conditional Use Permit Process Monitoring

Housing Element Program 9(a) – Conditional Use Permit Process Monitoring committed the City to institute monitoring of the conditional use permit process to evaluate the impacts and potential constraints the use permit process might pose to multi-family development in the R-3 (high-density residential) zone.

The City did not receive any Conditional Use Permit applications for Multi-Family R-3 district projects during 2016.

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.

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Santa Maria
Reporting Period 1/1/2016 - 12/31/2016

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	
123-090-083	5+	R	27	23	1		34	34		34	-
125-101-011	5+	R		36			36	36			36
(9) Total of Moderate and Above Moderate from Table A3 ▶					13	191	204				
(10) Total by income Table A/A3 ▶ ▶			27	59	14	191	274	70			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

Jurisdiction City of Santa Maria
Reporting Period 1/1/2016 - 12/31/2016

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	11	2	0	0	0	13	13
No. of Units Permitted for Above Moderate	191	0	0	0	0	191	191

* Note: This field is voluntary

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Calendar Year of the RHNA allocation period (February 15, 2015 to February 15, 2023)		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	985										985
	Non-deed restricted											
Low	Deed Restricted	656		34							34	586
	Non-deed restricted			36							36	
Moderate	Deed Restricted	730										433
	Non-deed restricted		284	13							297	
Above Moderate		1,731	150	191							341	1,390
Total RHNA by COG. Enter allocation number:		4,102	434	274							708	3,394
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

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

Table C

Program Implementation Status

Housing Element Program Description	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.		
NOTE: All Programs are found in Chapter VI of the City of Santa Maria Housing Element, adopted March 17, 2015			
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1 – ECONOMIC DEVELOPMENT PROGRAM	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.	Ongoing	The City continues to allocate CDBG resources to programs that promote economic development.
Program 2 – ANNEXATION PROGRAM	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.	Ongoing	The City continues to process annexation requests, as they are initiated from private property owners, for territories within our adopted Sphere of Influence.

<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. 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>The City continues to process mixed use development requests, as they are initiated from private property owners, in accordance with Chapter 12-49 of the Santa Maria Municipal Code.</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 – HOMEBUYER ASSISTANCE PROGRAM</p>	<p>The Housing Trust Fund of Santa Barbara County operates the First-Time Homebuyer Down Payment Program that provides pre-purchase counseling, deferred payment down payment loans and closing cost grants to assist low-income families within the City of Santa Maria in purchasing an entry-level home. The loans are structured as 30-year deferred payment ‘soft second’ loans averaging \$37,300 per homebuyer (with a maximum loan of \$42,000). Funding for the loans is provided from a State HCD grant to the Housing Trust Fund. The homebuyers can also receive a grant from the City of Santa Maria using CDBG funds to help cover home purchase closing costs. The combined homebuyer financial assistance helps expand homeownership opportunities for working families. Participants under this program must have a combined household income that falls within the federal and state definition of low income, or up to the maximum of 80% of the area median income, adjusted for household size. In addition, homebuyers seeking assistance under this program must meet the following criteria: 1) Applicant must live or work in Santa Maria; 2) Applicant must qualify as a first-time homebuyer under the State definition; 3) Homebuyer must occupy their home as a principal residence; 4) The size of the eligible home must be sufficient for the household so that there is no overcrowding; and 5) Borrower must complete a homebuyer education program, secure pre-approval of a first mortgage loan from a participating lender, have their income certified and have satisfactory credit and job/income stability.</p>	<p>Complete</p>	<p>The City continues to seek to provide appropriate housing.</p> <p>The First-Time Homebuyer Down Payment Program successfully helped 18 families purchase their first home in the City of Santa Maria. However, the partnership between the City of Santa Maria and the Housing Trust Fund of Santa Barbara County ended in the spring of 2014 when the funds were expended.</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, public improvements, on-site improvements and housing construction. The program is funded primarily with Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) program funds. Partnerships with non-profit developers with the expertise to access state, federal and private funds have proved successful. These developers can provide assurances regarding affordability for long-term ownership and rental assistance. 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. However the City is no longer a part of the Santa Barbara County's HOME Consortium (City Council Resolution 2015-49). HOME Consortium funds received prior to 2016 are still accessible to the City of Santa Maria and it continues to utilize them to provide assistance with rental deposits within the City limits. The City became eligible to independently apply to the State Department of Housing and Community Development (HCD) to obtain HOME funding. The City submitted an application in February 2017 to obtain funds that will assist the City and a partnering non-profit agency in constructing a four-bedroom unit, which will be used for affordable housing.</p>
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<p>Program 7 – EXPANSION OF CODE COMPLIANCE PROGRAM</p>	<p>During the previous planning period, the Code Compliance Division worked closely with the Community Development Department in development of the Efficiency Unit Project Ordinance. This ordinance will address many substandard housing issues that the Code Compliance officers observe in the field, and will facilitate safe and healthy housing opportunities for all income levels.</p> <p>The Code Compliance staff consists of four full-time officers and a part-time Code Compliance Coordinator. A major focus of these officers' efforts is to address reports of substandard living space that has 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. An example is the legal conversion of an existing garage into a safe and habitable living space. The converted space may not be used as a separate stand-alone unit since no more than one kitchen facility is permitted in a single family dwelling. In any event, the City does not endorse illegal garage conversions as a method to create additional dwelling units.</p> <p>The Immigration and Nationality Act (INA) establishes regulations regarding nonimmigrant agricultural workers (H-2A workers). Under these regulations agricultural employers are required to provide housing meeting applicable Federal standards and which meet the local standards for rental and/or public accommodations. Where the City regulations are stricter than the Federal Government's, City regulations prevail. An application for H-2A housing may be submitted in the R-3 district, requesting approval of a boarding house use. In the C-2 districts, H-2A workers may occupy a motel room (in an approved and legitimate motel facility) for a maximum of 30 days; City transient occupancy provisions apply.</p>	<p>Ongoing</p>	<p>The City has permitted 17 conversions of garages to habitable living space during 2016. These conversions met all applicable City codes.</p>
<p>Program 8 – PRIORITIZATION OF SERVICES</p>	<p>As required by Government Code Section 65589.7, 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 processes permits as quickly and efficiently as possible. 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. 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>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>During the previous planning period, the City instituted a monitoring program of the conditional use permit process. Under this program the City is to 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, and 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 continue to monitor the design review process. The City has developed a brochure listing the objective criteria for all types and densities of residential development, to provide certainty in design requirements during the approval process. The brochure titled <i>City Policy and Standards - Residential Development</i> is available at the Community Development Department's counter, and on-line on the City web page.</p>	<p>Monitoring is Ongoing.</p>	<p>This Policy was adopted on November 16, 2010.</p> <p>Staff assembled the development standards, which are Planning policy that is posted on the City's website.</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.” Government Code Sections 65583(a)(4) and 65583(a)(5) specify requirements for emergency shelters and transitional and supportive housing.</p> <p>On May 7, 2012, the City adopted the Emergency Shelter Ordinance, establishing Santa Maria Municipal Code Chapter 12-53, Emergency Shelters, to support organizations that meet the housing and supportive service needs of the homeless and those at risk of homelessness.</p> <p>The Emergency Shelter code establishes an emergency shelter project as a permitted use in the CPO (Commercial Office and Professional Office) and PF (Public Facilities) zoning districts. The code also allows Emergency Shelter Projects within the C-1 (Central Business) and C-2 (General Commercial) zones of the City subject to the approval of a Conditional Use Permit. Chapter 12-53 includes definitions, development standards, and procedures relating to the approval of emergency shelter projects.</p> <p>Additionally on May 7, 2012, definitions for Supportive Housing and Transitional Housing were added to Title 12 of the Municipal Code, establishing these housing types as a residential use, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.</p>	<p>Ongoing</p>	<p>All referenced Municipal Code sections remain in place, to facilitate the development and operation of emergency shelters, transitional housing, and supportive housing.</p> <p>The City continues to assist homeless individuals by providing CDBG funds to organizations like The Good Samaritan Emergency Homeless Shelter, The Salvation Army, Catholic Charities, and the Food Bank of Santa Barbara County. The City also has a successful working relationship with The Central Coast Collaborative on Homelessness.</p>
<p>Program 12 - NEIGHBORHOOD CONSERVATION PROGRAM</p>	<p>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.</p>	<p>The City has incorporated the functions of this program into the Minor Home Repair Program and the Commercial Façade Improvement Program.</p>	<p>The City maintains its proactive support for neighborhood conservation programs.</p>
<p>Program 12.b – MINOR HOME REPAIR PROGRAM</p>	<p>This program, which began in 2013, is operated by Community Action Partnership of SLO County, Inc. (CAPSLO, Inc.) as a sub-recipient to the City of Santa Maria. The program targets elderly, disabled and/or low and very low-income households in Santa Maria with the construction and installation of handicapped access improvements (ramps, wheelchair lifts, door widening), removal of architectural barriers, health and safety repairs, such as plumbing, electrical, exterior and interior carpentry (porches, decking, stairs, flooring) and building code violations. The program is funded primarily with CDBG funds.</p>	<p>Ongoing</p>	<p>The City continues to serve the housing needs of special needs groups through rehabilitation of housing stock.</p>

<p>Program 13 – CODE COMPLIANCE PROGRAM</p>	<p>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. Code Compliance Division works with the property owners to assure each person living in the residence are afforded proper housing while the substandard conditions are being rectified.</p> <p>During the previous planning period, the Code Compliance Division started a door-to-door program to inform and educate property owners and citizens about the provisions of the Municipal Code, and how application of Code standards can help citizens improve their residential neighborhoods. Information on other available assistance programs, such as the Legal Aid Foundation of Santa Barbara County and California Rural Legal Assistance, Inc. is also provided by the officers.</p>	<p>Ongoing</p>	<p>The City maintains its proactive resolution of health and safety code violations.</p>
<p>Program 14 – EFFICIENCY UNIT PROJECTS</p>	<p>On April 17, 2012, the City adopted the Efficiency Unit Projects Ordinance, adding Chapter 12-52 to the Santa Maria Municipal Code. The Ordinance will facilitate both the new construction of efficiency dwelling unit projects and the structural conversion of transient occupancy uses into single-room occupancy projects. Efficiency Unit projects may be established within the Central Business District zone (C-1) and the General Commercial District zone (C-2) through the issuance of a planned development (PD) permit. Each Efficiency Unit Project must provide a minimum 5 units, but there is no set minimum or maximum density per acre.</p> <p>Chapter 12- 52 includes standards for minimum and maximum unit size, private storage areas, common interior and exterior areas, and requires that efficiency unit projects be consistently maintained in accordance with applicable standards, all with the goal of providing an overall superior living environment for the residents of the project.</p> <p>The ordinance incorporates multiple provisions to incentivize the development of Efficiency Unit Projects, including the ability to re-use existing hotel sites that may currently be marginally viable, reduced parking requirements compared to other types of residential uses, and enabling dwelling units at no set maximum density, in two commercial districts that otherwise prohibit residential uses.</p>	<p>Ongoing application of the Efficiency Unit Ordinance</p>	<p>The referenced Municipal Code section remains in place to facilitate the development and operation of Efficiency Unit projects.</p>

<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% 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 units throughout the community rather than impacting any one particular area. The Housing Authority continues to apply for new funds to increase Section 8 assistance. During the previous planning period, the Housing Authority received approval for tax credit financing and completed construction of the Rancho Hermosa project. This project provides 47 permanently affordable rental units that include 2 resident managers, 11 previously homeless families, 11 special needs households, 11 workforce families, and 12 households with a member that has a mental disability. The Housing Authority continually seeks input from residents and encourages their involvement in management activities. More project-based Section 8 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 16.b – CITY OF SANTA MARIA TENANT BASED RENTAL ASSISTANCE (TBRA) PROGRAM</p>	<p>The Tenant Based Rental Assistance (TBRA) Program provides security deposit assistance through a Qualified Referring Agency (QRA) to qualified low-income households. The assistance is provided in the form of a grant for up to 50% of the required security deposit to low income families to assist with overcoming obstacles to obtaining housing. In order to access the program, participants must apply for assistance through a QRA. The following local non-profit agencies have been approved as QRA's:</p> <ul style="list-style-type: none"> • Housing Authority of the County of Santa Barbara • Peoples' Self Help Housing Corporation, and • Good Samaritan Shelter, Inc. • The Salvation Army <p>Eligible participants are individuals whose income is at 60% or below the area median income by household size as determined by HUD. The program is funded with HOME and CDBG funds.</p>	<p>Ongoing</p>	<p>The City continues to support methods to assist families in overcoming housing obstacles, including rental assistance.</p>
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<p>Program 17 - SUPPORTIVE HOUSING FOR HOMELESS PERSONS</p>	<p>Domestic Violence Solutions for Santa Barbara County (DVS) owns and manages Mariposa House which provides eight apartments for transitional housing. This housing is available to DVS clients who transition out of the DVS emergency shelter. The transitional housing program provides a longer-term safe and supportive environment for battered women and their children for up to 24 months. The program helps them develop household management and parenting skills, increase their job skills and earning power, find stable employment, save for housing deposits, and gain independent living skills with the ultimate goal of securing permanent housing.</p> <p>Good Samaritan Shelter, Inc. (GSSI) owns and manages several transitional housing facilities in Santa Maria. GSSI's Transitional Center for Women & Children is a transitional housing program for perinatal women and their children who are enrolled in a substance abuse day treatment program. Clients can live in the facility and participate in the program for up to 18 months. The original facility consisted of an older single-family home converted to a group home housing eight clients. In 2006 six Single Room Occupancy (SRO) units, office and counseling space for on-site supportive services was added to the existing facility. Services offered include food, shelter, clothing, medical and dental screening, drug and alcohol detoxification and treatment, job training, job search assistance, part-time employment, mental health counseling and assistance, social services, after-school tutoring, parenting and budget training, perinatal care and direct assistance to children. This project serves homeless, extremely low income women who are in drug and/or alcohol recovery treatment and their children. The expansion of the facility was allowed through the City's Mixed Use Ordinance.</p> <p>GSSI also operates the Family Transitional Shelter located on its main campus property. This is a 56-bed facility that has individual rooms and provides transitional housing for homeless families for up to 24 months. Meals and on-site supportive services are provided. A case manager helps families develop a goal-oriented program that allows them to attain skills in money management, parenting and budgeting so that they can become self-sufficient and secure permanent housing. Education is stressed and many of the clients return to school to get their high school diploma and/or enroll in the local community college.</p> <p>There is no exclusively male transitional housing at this time. The Non-Profit Facilities Program is available to these agencies for capital development activities. There is a need for transitional housing that would house men as well as women and children, and this program could aid in the funding of such a project.</p> <p>CDBG funds are allocated annually to public service agencies providing emergency shelter and support services to the homeless. Such services consist of counseling, case management, health care, and transportation. The Non-Profit Facilities Program is available to these agencies for capital development activities.</p> <p>The City expects that the Emergency Shelter Program will specifically assist in the development of housing affordable to Extremely Low Income Households.</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>
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<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 promote 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 will solicit information from local utility providers about conservation programs, rebates, and low-income assistance programs through those companies.</p> <p>The Building Division is tasked with enforcing the minimum standards found in the various model codes adopted by the State of California through the Building Standards Commission and as adopted and amended by our City Council. These code sections include:</p> <ul style="list-style-type: none"> • The 2013 California Energy Code (California Code of Regulations Title 24, Part 6) which sets energy efficiency standards for buildings and appliances; and • The 2013 California Green Building Standards Code (California Code of Regulations Title 24, Part 11) which establishes requirements for energy conservation, water conservation, interior building environment air quality, recycling, waste management, low impact storm water drainage, dark sky provisions, high efficient vehicle and bicycle parking, etc. <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. Santa Barbara County has “emPower”, a program to facilitate energy efficiency upgrades on single family homes. The program’s goal is to help homeowners and contractors overcome obstacles to implement home energy improvements, and to help meet statewide energy efficiency objectives. Single family homeowners will be able to take advantage of low cost unsecured loans and rebates to install energy efficient water heaters, furnaces, air conditioners, attic insulation, and to do repairs such as duct sealing or replacement.</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>

