

## AGENDA

### CITY OF GUADALUPE PLANNING COMMISSION

Tuesday, July 21, 2009

Regular Meeting 6:00 p.m.

City Hall, Council Chambers  
918 Obispo Street, Guadalupe, CA 93434

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (805) 356-3891. Notification of at least 72 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.*

*If you wish to speak concerning any item on the agenda, please complete the Request to Speak form that is provided at the rear of the Council Chambers prior to the completion of the staff report and hand the form to the City Clerk. Note: Staff Reports for this agenda, as well as any materials related to items on this agenda submitted after distribution of the agenda packet, are available for inspection at the office of the City Administrator, City Hall, 918 Obispo Street, Guadalupe, California during regular business hours, 8:00 a.m. to 12:00 pm. and 1:00 p.m. to 5:00 p.m., Monday through Friday; telephone (805) 356-3891.*

**MEMBERS OF THE PLANNING COMMISSION:** Commissioners Monika Huntley, Alejandro Ahumada, Jesse Ramirez, Kenneth Chamness, and Vice-Chair Carl Kraemer.

1. **CALL TO ORDER.**
2. **PLEDGE OF ALLEGIANCE.**
3. **INSTALLATION AND OATH OF OFFICE.** Oath of Office to recently appointed Commissioner Kenneth Chamness.
4. **ROLL CALL.** Commissioners Monika Huntley, Alejandro Ahumada, Jesse Ramirez, Kenneth Chamness, and Vice-Chair Carl Kraemer.
5. **ELECTION OF OFFICERS FOR PLANNING COMMISSION.** That the Planning Commission elect via separate actions the Chair, Vice, Chair, and Secretary of the Planning Commission for 2009-2010.
  - a. Election of Chair, Vice, Chair, and Secretary of the Planning Commission for 2009-2010.

6. **CONSENT CALENDAR.** The following routine items are presented for Planning Commission approval without discussion as a single agenda item in order to expedite the meeting. Should a Commissioner wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.
- a. Minutes of the Planning Commission meeting of May 19, 2009 to be ordered filed.

7. **COMMUNITY PARTICIPATION FORUM.**

*Each person will be limited to a discussion of 3 minutes. Pursuant to provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct Staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.*

8. **WORKSHOP: STATUS REPORT ON 2009 HOUSING ELEMENT UPDATE.**  
That the Planning Commission receive a presentation from Cal Poly staff on the Guadalupe Community Plan.
- a. Written Staff Report (Rob Mullane).  
b. Planning Commission discussion.  
c. It is recommended that the Planning Commission receive a presentation from staff on the status of the 2009 Housing Element Update.

9. **PLANNING DIRECTORS REPORT.**

10. **FUTURE AGENDA ITEMS.**

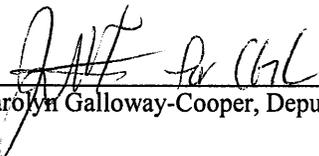
- a. Potential locations for skate park.

11. **ANNOUNCEMENTS.**

12. **ADJOURNMENT.**

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department, the City Clerk's office, and Rabobank not less than 72 hours prior to the meeting. Dated this 14<sup>th</sup> day of May 2009.

By:

  
\_\_\_\_\_  
Carolyn Galloway-Cooper, Deputy City Clerk

State of California

County of Santa Barbara

Oath of Affirmation of Allegiance for Public Officers and Employees

The execution of this Oath is required by Article XX, Section 3, of the Constitution of the State of California.

I, Kenneth E. Chamness do solemnly swear (or affirm)

that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without mental reservation or purpose of evasion; that I will well and faithfully discharge the duties upon which I am about to enter.

SUBSCRIBED AND SWORN TO before me this 21st day of July, 2009

Signature of Officer Administering Oath

Signature of Person Taking Oath

Rob Mullane, Planning Director

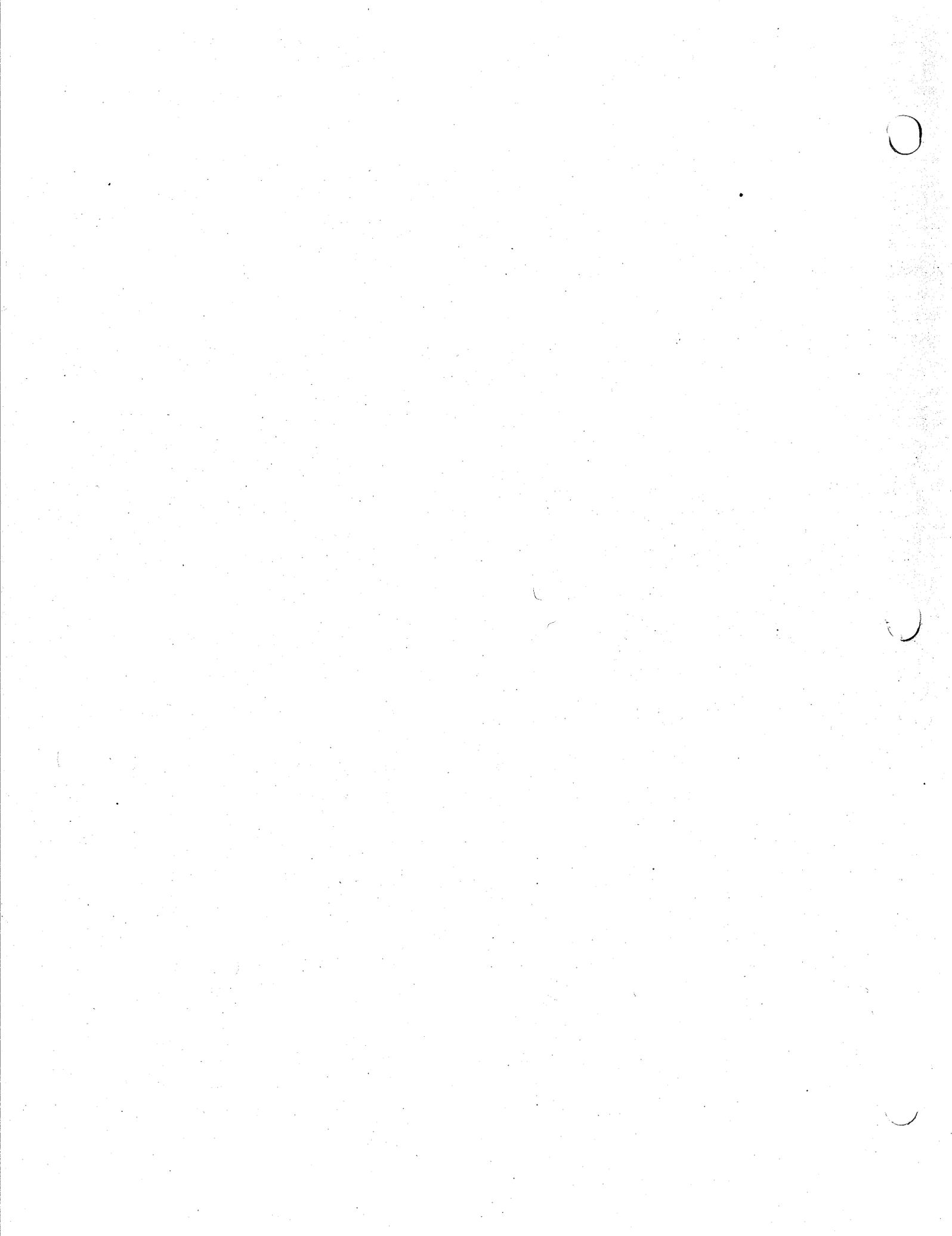
Name/Title of Officer Administering Oath

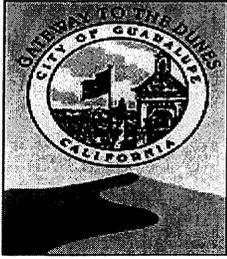
Planning Commissioner

Title of Person Taking Oath









## Draft MINUTES

### CITY OF GUADALUPE PLANNING COMMISSION

Tuesday, May 19, 2009

Regular Meeting 6:00 p.m.

City Hall, Council Chambers  
918 Obispo Street, Guadalupe, CA 93434

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**MEMBERS OF THE PLANNING COMMISSION:** Commissioners Monika Huntley, Alejandro Ahumada, Jesse Ramirez, and Vice-Chair Carl Kraemer.

Staff present: Rob Mullane, City Planner; Rob Fitzroy, Associate Planner, and Bob James, City Engineer's Office.

1. **CALL TO ORDER.** 6:02 by Vice-Chair Kraemer
2. **PLEDGE OF ALLEGIANCE.** Conducted.
3. **ROLL CALL.** Commissioners Monika Huntley, Alejandro Ahumada, and Vice-Chair Carl Kraemer present. Commissioner Jesse Ramirez absent.
4. **CONSENT CALENDAR.** The following routine items are presented for Planning Commission approval without discussion as a single agenda item in order to expedite the meeting. Should a Commissioner wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.

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- a. Minutes of the Planning Commission meeting of April 21, 2009 to be ordered filed.

Motion: Ahumada/Huntley moved to approve the consent calendar.

**VOTE: Ayes: 3**

**Noes: 0**

**Motion passed**

**5. COMMUNITY PARTICIPATION FORUM.**

*Each person will be limited to a discussion of 3 minutes. Pursuant to provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct Staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.*

No speakers.

**6. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT FOR AT&T WIRELESS TO INSTALL CELLULAR FACILITIES ON THE CITY'S NEW WATER TANK AND ASSOCIATED ON-GROUND EQUIPMENT ADJACENT TO THE WATER TANK AT 4550 TENTH STREET (PLANNING APPLICATION #2008-016-CUP).**

That the Planning Commission 1). Receive a presentation from staff; 2) Provide an opportunity for the applicant to present the proposed project; 3) Take any comments from the public, 4) Adopt RC Resolution No. 2009-03 approving Conditional Use Permit (Case#2008-016-CUP) for the relocation of AT&T Wireless communication facilities at 4550 Tenth Street.

- a. Written Staff Report (Rob Mullane)
- b. Conduct Public Hearing;
- c. Public Comments.
- d. Planning Commission discussion and consideration.
- e. It is recommended that the Planning Commission 1). Receive a presentation from staff; 2) Provide an opportunity for the applicant to present the proposed project; 3) Take any comments from the public, 4) Adopt RC Resolution No. 2009-03 approving Conditional Use Permit (Case#2008-016-CUP) for the relocation of AT&T Wireless communication facilities at 4550 Tenth Street.

Mr. Mullane gave the staff report and a PowerPoint presentation with an overview of the five CUP requests, previous review by the Commission, and items for additional Commission discussion. Mr. Mullane noted that an additional condition of approval is recommended by staff to address the potential encountering of cultural resources and noted that a supplemental memo with the specific wording for this condition has been distributed to the Commission and to the applicants. Mr. Mullane requested that each applicant: 1) confirm that the conditions of approval are acceptable or request any changes, 2) confirm that the antenna dimensions as noted in the staff presentation are

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correct, and 3) provide any specifics with respect to existing and proposed lighting. Mr. Mullane requested that the Commission address in their deliberations the aesthetics of the proposed above ground conduit runs and the lack of proposed landscaping.

Mr. Mullane noted that each CUP request will need to have a separate public hearing, Commission deliberations, and action on the Resolution for approving the CUP. Mr. Mullane noted that representatives from each of the 5 carriers were in attendance. Mr. Mullane also stated that the location of the pull box for electrical and telco conduit runs was located slightly to the southeast of where it is shown on the plans, and that this will require changes in the location and length of electrical/telco runs for AT&T, Verizon, and MetroPCS.

Mr. Bob James of the City Engineer's office addressed the Commission on the landscaping in and around the fenced enclosure in response to questions from Vice Chair Kraemer and Commissioner Huntley. Mr. James and noted that the area in the southern portion of the enclosure includes a gate for equipment access and needs to be kept clear for equipment access, and that if this were solely a City project, landscaping would not normally be installed. Mr. James noted that gravel has been laid in the area near the new water tower.

Vice-Chair Kraemer concurred with this approach but asked the applicants to provide any additional information on the staff presentation of the overview of the requests at this time, with input on any specifics provided during the discussion of each item.

Vice-Chair Kraemer then provided an opportunity for the carriers to add information to the staff report, prior to holding the hearing.

Speaker #1: Justin Robinson, AT&T representative, stated that AT&T accepts the Conditions of Approval, that the antenna dimensions in the staff PowerPoint presentation are correct: approximately 7.5 foot by 1 foot, and that there would be a motion-activated light that would be directed down. In response to a question on the coverage of the facility from Commissioner Ahumada, Mr. Robinson confirmed that the antenna would serve AT&T wireless customers in the City and in areas adjacent to the City.

Vice-Chair Kraemer opened the public hearing at 6:45 pm. There were no speakers, so Mr. Kraemer closed the public hearing at 6:46.

The Commission deliberated on the aesthetics of the conduit runs, with a focus on the conduit runs along the wall at the east boundary of the site.

Speaker #2: Jamie Strahan, representing Verizon, stated that the above-ground conduit run along the wall is behind 10-foot high equipment sheds and will be mostly screened from view. In response to questions from Vice Chair Kraemer, he confirmed that the cables will be shielded and that fasteners for the wall mount were approved by the City Engineer.

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Motion: Huntley/Ahumada moved to approve P.C. Resolution 2009-03, with the additional condition of approval presented by staff.

**VOTE:       Ayes: 3**  
**Noes: 0**  
**Motion passed**

7. **PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT FOR VERIZON WIRELESS TO INSTALL CELLULAR FACILITIES ON THE CITY'S NEW TANK AT 4550 TENTH STREET (PLANNING APPLICATION #2009-001-CUP)**. That the Planning Commission 1) Receive a presentation from staff; 2) Provide an opportunity for the applicant to present the proposed project; 3) Take any comments from the public, 4) Adopt PC Resolution No. 2009-04 approving Conditional Use Permit (Case # 2009-001-CUP) for the installation of Verizon Wireless communication facilities at 4550 Tenth Street.

- a. Written Staff Report (Rob Mullane)
- b. Conduct Public Hearing;
- c. Public Comments.
- d. Planning Commission discussion and consideration.
- e. It is recommended that the Planning Commission 1) Receive a presentation from staff; 2) Provide an opportunity for the applicant to present the proposed project; 3) Take any comments from the public, 4) Adopt PC Resolution No. 2009-04 approving Conditional Use Permit (Case #2009-001-CUP) for the installation of Verizon Wireless communications facilities at 4550 Tenth Street.

For the staff presentation, Mr. Mullane reiterated the request that the applicant: 1) confirm that the conditions of approval are acceptable or request any changes, 2) confirm that the antenna dimensions as noted in the staff presentation are correct, and 3) provide any specifics with respect to existing and proposed lighting.

Vice Chair Kraemer then asked the applicant if there was any further information or comment.

Speaker #1: Jamie Strachan, representing Verizon Wireless, noted that the staff-presented antenna size of approximately 5 ft by 6 in is correct, but that there may be a need for future antenna maintenance to result in swap outs of the antenna panels that are larger. Mr. Strachan also noted that shielded lighting is existing and that hazardous materials requirements for existing batteries have been met.

Vice-Chair Kraemer opened the public hearing at 7:08 pm. There were no speakers, so Mr. Kraemer closed the public hearing at 7:08 pm.

The Commission then considered a motion.

Motion: Ahumada/Huntley moved to approve P.C. Resolution 2009-04, with the additional condition of approval presented by staff.

**VOTE:**       **Ayes: 3**  
                  **Noes: 0**  
                  **Motion passed**

8.     **PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT FOR SPRINT TO INSTALL CELLULAR FACILITIES ON THE CITY'S NEW WATER TANK AT 4550 TENTH STREET (PLANNING APPLICATION #2009-002-CUP).** That the Planning Commission 1) Receive a presentation from staff; 2) Provide an opportunity for the applicant to present the proposed project; 3) Take any comments from the public, 4) Adopt PC Resolution No. 2009-05 approving Conditional Use Permit (Case #2009-002-CUP) for the installation of Sprint communications facilities at 4550 Tenth Street.

- a.     Written Staff Report (Rob Mullane)
- b.     Conduct Public Hearing;
- c.     Public Comments.
- d.     Planning Commission discussion and consideration.
- e.     It is recommended that the Planning Commission 1) Receive a presentation from staff; 2) Provide an opportunity for the applicant to present the proposed project; 3) Take any comments from the public, 4) Adopt PC Resolution No. 2009-05 approving Conditional Use Permit (Case #2009-002-CUP) for the installation of Sprint communications facilities at 4550 Tenth Street.

For the staff presentation, Mr. Mullane reiterated the request that the applicant: 1) confirm that the conditions of approval are acceptable or request any changes, 2) confirm that the antenna dimensions as noted in the staff presentation are correct, and 3) provide any specifics with respect to existing and proposed lighting. Mr. Mullane also noted the need for the Commission to address whether the conduit run from the equipment shelter to the wall should be overhead or underground. Mr. Mullane clarified that this run is shorter than 150 feet.

Vice Chair Kraemer then asked the applicant if there was any further information or comment.

Speaker #1: Eric Little, representing Sprint, clarified that the conduit run in question is approximately 30 feet long, and confirmed Sprint's willingness to put this underground to the wall.

Vice Chair Kraemer asked staff to address whether undergrounding the run would be acceptable, and Mr. James responded that it would be preferable, in part to provide better access to the Parks Department maintenance building.

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Speaker #1: Mr. Little asked if the City's contractor would be removing the antennas from the old water tank as part of that tanks demolition and noted that Sprint would prefer not to do the removal because of the existence of lead-based paint on the old water tank.

Mr. Mullane responded that the CUP's pertinent condition of approval is not explicit on who removes the antennas, and that the CUP would cover the action whether is it the applicant or the City conducting the removal of the antennas.

Speaker #2: Mr. Jamie Strachan, represented Verizon, expressed a similar concern on who is responsible for removal.

Vice-Chair Kraemer opened the public hearing at 7:21 pm. There were no speakers, so Mr. Kraemer closed the public hearing at 7:22 pm.

The Commission then considered a motion.

Motion: Huntley/Ahumada moved to approve P.C. Resolution 2009-05, with the additional condition of approval presented by staff.

**VOTE:       Ayes: 3**  
**Noes: 0**  
**Motion passed**

9. **PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT FOR T-MOBILE TO INSTALL CELLULAR FACILITIES ON THE CITY'S NEW WATER TANK AT 4550 TENTH STREET (PLANNING APPLICATION #2009-003-CUP).** That the Planning Commission 1) Receive a presentation from staff; 2) Provide an opportunity for the applicant to present the proposed project; 3) Take any comments from the public, 4) Adopt PC Resolution No. 2009-06 approving Conditional Use Permit (Case #2009-003-CUP) for the installation of T-Mobile Wireless communication facilities at 4550 Tenth Street.

- a. Written Staff Report (Rob Mullane)
- b. Conduct Public Hearing;
- c. Public Comments.
- d. Planning Commission discussion and consideration.
- e. It is recommended that the Planning Commission 1) Receive a presentation from staff; 2) Provide an opportunity for the applicant to present the proposed project; 3) Take any comments from the public, 4) Adopt PC Resolution No. 2009-06 approving Conditional Use Permit (Case #2009-003-CUP) for the installation of T-Mobile Wireless communication facilities at 4550 Tenth Street.

For the staff presentation, Mr. Mullane reiterated the request that the applicant: 1) confirm that the conditions of approval are acceptable or request any changes, 2) confirm that the antenna dimensions as noted in the staff presentation are correct, and 3) provide

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any specifics with respect to existing and proposed lighting. Mr. Mullane noted that the applicant had expressed some concerns with two of the conditions of approval and should clarify what changes are requested.

Vice Chair Kraemer then asked the applicant if there was any further information or comment.

Speaker #1: Pat Haskins, representing T-Mobile, noted that would like a minor change to condition #10 with the addition of “reasonable” into the condition language where it talks about maintaining existing landscaping. Mr. Haskins also confirmed concern with the indemnification language in Condition #3, but stated that in the interest of moving the CUP ahead, they would consent to this language at this time and revisit it with a request to change it in the future if needed. Mr. Haskins stated that lighting is existing and directed downward and that the antenna dimensions should be approximately 5ft by 10 in.

Mr. Mullane asked for and got clarification on the specific wording change requested for Condition #10 and noted this for the Commission and applicant.

Vice-Chair Kraemer opened the public hearing at 7:30 pm. There were no speakers, so Mr. Kraemer closed the public hearing at 7:30 pm.

The Commission then considered a motion.

Motion: Ahumada/Huntley moved to approve P.C. Resolution 2009-06, with the small change in wording to Condition #10 requested by the applicant and noted by staff.

**VOTE:       Ayes: 3**  
**Noes: 0**  
**Motion passed**

10. **PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT FOR METROPCS TO INSTALL CELLULAR FACILITIES ON THE CITY’S NEW WATER TANK AT 4550 TENTH STREET (PLANNING APPLICATION #2008-015-CUP).** That the Planning Commission 1) Receive presentation from staff; 2) Provide an opportunity for the applicant to present the proposed project; 3) Take any comments from the public, 4) Adopt Resolution No. 2009-07 approving Conditional Use Permit (Case #2008-015-CUP) for the installation of MetroPCS Wireless communications facilities at 4550 Tenth Street.

- a. Written Staff Report (Rob Mullane)
- b. Conduct a Public Hearing;
- c. Public Comments.
- d. Planning Commission discussion and consideration.
- e. It is recommended that the Planning Commission 1) Receive presentation from staff; 2) Provide an opportunity for the applicant to present the proposed project;

**Draft MINUTES – CITY OF GUADALUPE PLANNING COMMISSION**

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3) Take any comments from the public, 4) Adopt Resolution No. 2009-07 approving Conditional Use Permit (Case #2008-015-CUP) for the installation of MetroPCS Wireless communications facilities at 4550 Tenth Street.

For the staff presentation, Mr. Mullane reiterated the request that the applicant: 1) confirm that the conditions of approval are acceptable or request any changes, 2) confirm that the antenna dimensions as noted in the staff presentation are correct. Mr. Mullane noted that MetroPCS's application includes a single-300 watt light for maintenance activities, and that a condition of approval is included with the resolution to ensure that this is properly shielded and directed downward.

Vice Chair Kraemer then asked the applicant if there was any further information or comment.

Speaker #1: Nick Gonzalez, representing MetroPCS, stated that MetroPCS is a regional carrier and that this facility would enable them to expand their coverage area. Mr. Gonzalez stated that 6 antennas, not 9, are proposed and deferred to the project plans on the antenna dimensions.

Vice-Chair Kraemer opened the public hearing at 7:35 pm. There were no speakers, so Mr. Kraemer closed the public hearing at 7:36 pm.

The Commission then considered a motion.

Motion: Huntley/Ahumada moved to approve P.C. Resolution 2009-07, with the additional condition of approval presented by staff.

**VOTE:       Ayes: 3**  
**Noes: 0**  
**Motion passed**

**11. PLANNING DIRECTORS REPORT.**

Mr. Mullane noted that the Apio Lot Line Adjustment request was approved by the City Council on 5/12/09, and that at that same meeting, the Council/RDA also approved the Redevelopment Plan Amendment and associated MND.

Mr. Mullane informed the Commission that work has been initiated by City Planning staff on the update of the Housing Element with an objective of submitting the draft element to the State Housing and Community Development Department as early as the end of May. Planning Commission and City Council consideration would occur concurrently with State HCD review.

Mr. Mullane announced that the City recently received an application for the vacancy on the Planning Commission. The applicant is Mr. Kenneth Chamness.

**12. FUTURE AGENDA ITEMS.**

Mr. Mullane noted that the Housing Element Update will be a future agenda item.

Vice-chair Kraemer noted that City youth have expressed an interest in the development of a skate park in the City. Mr. Kraemer requested that potential locations for a skate park be discussed as a future Planning Commission item. Mr. Mullane indicated that this could come to the Commission as an information item, and that any input the Planning Commission has would be forwarded to the Parks and Recreation Commission as they would be the appropriate body to hear the request for a skate park.

**13. ANNOUNCEMENTS.**

Commissioner Huntley reminded the audience to please spay and neuter their pets, and to respect birds as we are in their nesting season.

**14. ADJOURNMENT.**

Meeting adjourned by motion (Ahumada/Huntley) and vote (3-0) at 7:50 pm.

Submitted by:

Affirmed by:

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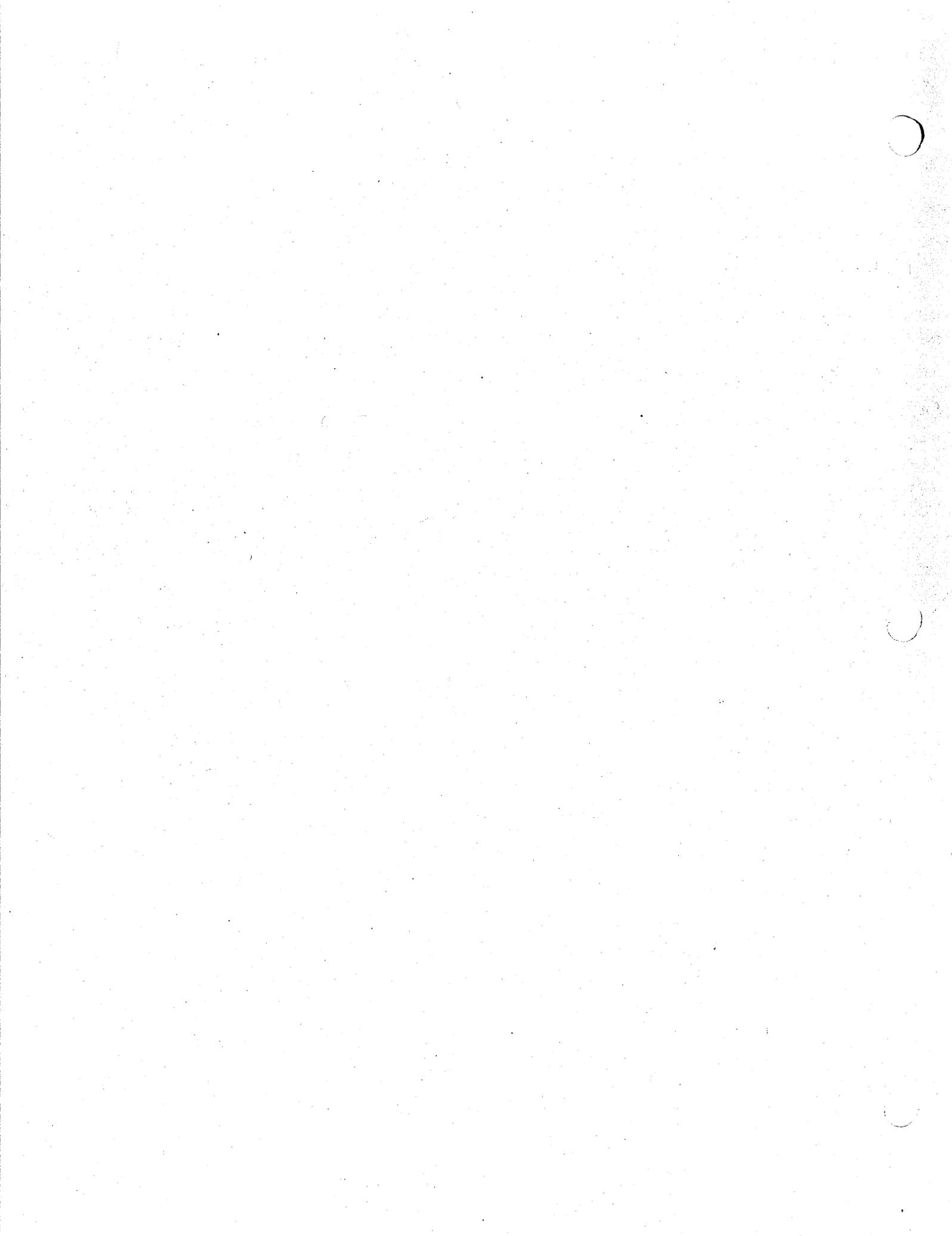
Robert A. Mullane, City Planner  
Planning Commission Secretary

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Carl Kraemer, Vice Chair







**REPORT TO THE PLANNING COMMISSION**

**July 21, 2009**

151  
**Prepared by:**  
**Rob Mullane, City Planner**

151  
**Approved by:**  
**Carolyn Galloway-Cooper**

**SUBJECT:** Status Report on City of Guadalupe 2009 Draft Housing Element Update

**RECOMMENDATION:**

- 1) Receive a presentation from Staff
- 2) Planning Commission discussion
- 3) It is recommended that the Planning Commission receive a presentation from staff on the status of the 2009 Housing Element Update.

**BACKGROUND/DISCUSSION:**

The Housing Element is one of the seven state mandated elements or chapters of a city's General Plan. The City's current Housing Element was adopted in 2004. The updated Housing Element will have a planning period of 2007 through 2014, and must be adopted and be under consideration for State certification by August 31, 2009, based on direction through State Housing and Community Development (HCD).

Key components of the Housing Element are the demonstration that adequate sites are available to meet projected housing needs and the inclusion of policies, programs, and action items that help ensure that the City meets its needs to provide an adequate amount of affordable housing as well as housing for special needs groups.

Among numerous existing State Law requirements for Housing Elements, the City must provide adequate housing sites to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation. The City's allocation for the 2007-2014 RHNA cycle is 88 housing units. This includes 20 very low income units, 15 low income units, 20 moderate income units, and 33 above moderate income units. The State only requires that the City show that it has the land available to build 88 housing units. The City is not required to approve or show that 88 units have been constructed during the Housing Element cycle.

As required by State law, a draft of the 2009 Housing Element Update was prepared by staff in May 2009 and was submitted to the State Department of Housing and Community Development (HCD) for their review. HCD staff are reviewing the May draft 2009 Housing Element Update, and their comments are expected any day. Staff will consider and incorporate as appropriate HCD's comments and bring a revised draft element to the

Planning Commission and City Council for adoption. The City adopted Housing Element Update will then go back to HCD for certification. Planning staff has provided the May 2009 Housing Element Update as an attachment to this staff report for the Commission's information, but notes that a slightly revised draft will be prepared and circulated for your consideration and action at a future Planning Commission meeting.

In addition, a draft Initial Study/Negative Declaration (IS/ND) is being prepared in accordance with the requirements of the California Environmental Quality Act (CEQA). The release of the draft IS/ND is anticipated for later this month.

**CONCLUSION:**

At a future meeting, the Planning Commission will be requested to adopt a resolution finding the 2009 Housing Element Update and associated Negative Declaration are in conformance with State law and the City of Guadalupe's General Plan.

No action is required at this time. This item was brought to the Commission as an informational item.

**Attachment:**

1. May 2009 Draft Housing Element Update

**ATTACHMENT 1**

**May 2009 Draft Housing Element Update**



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# City of Guadalupe

## 2009 DRAFT HOUSING ELEMENT UPDATE

*Prepared by:*

**City of Guadalupe**  
918 Obispo Street  
Guadalupe, CA 93434

*Prepared with the Assistance of:*

**Rincon Consultants, Inc.**  
1530 Monterey Street, Suite D  
San Luis Obispo, CA 93401

*May 2009*

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*This report is printed on 50% recycled paper with 10% post-consumer content and chlorine-free virgin pulp.*

## CITY OF GUADALUPE 2009 DRAFT HOUSING ELEMENT UPDATE

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## I. INTRODUCTION

The California Legislature identifies the attainment of an acceptable home and suitable living environment for every citizen as California's main housing goal. Recognizing the important role local government planning plays in an effort to achieve this goal, the State mandates that all cities and counties prepare and adopt a housing element as part of their comprehensive general plans. In the housing element, State law requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the community. Unlike the other mandatory elements, the housing element is subject to detailed statutory requirements regarding its content and must be updated every five years. The housing element is also subject to mandatory review and certification by the California Department of Housing and Community Development (HCD).

The City of Guadalupe 2009 Housing Element Update provides policies and programs to address local housing needs through 2014. It provides a comprehensive analysis of Guadalupe's demographic, economic, and housing characteristics as required by State law. The Element also provides an evaluation of the City's progress in implementing the 2004 Housing Element. Based upon the City's housing needs, available resources, constraints and opportunities for housing production and preservation, and its past performance, this Housing Element establishes a strategy of goals, measurable objectives, and related policies and programs that address the present and future housing needs of Guadalupe residents.

### A. Community Context

Incorporated in 1946, the City of Guadalupe is located in the Santa Maria Valley, a rich agricultural region in the northwest portion of Santa Barbara County. Surrounded by farmland, the City is rural in nature with the predominant land use being agriculture. Guadalupe serves as an agricultural service center for the productive Valley farms, providing the processing and shipping of many of the Valley's crops. In addition, the City provides homes for persons employed in the production, processing, and shipping of agricultural products. Compared to most other cities in the County, Guadalupe has been a relatively stable community, experiencing modest population growth over the past 30 years.

As of 2009, the City had an estimated population of 6,534 residents, of which over 80 percent were Hispanic or Latino (California Department of Finance [DOF], 2009). Approximately 40 percent of the population is foreign-born with the majority born in Latin America. With most workers being involved in agriculture, median household incomes are below the State average and there is a need for affordable workforce housing. Household incomes are also among the lowest in Santa Barbara County and as a result, many City residents qualify as those in the range for affordable housing units.

Between 2000 and 2007, Guadalupe's median home price has doubled to \$230,952, significantly outpacing the area's income growth (ESRI, 2008)<sup>1</sup>. Historically, in part because of this increase in housing prices, overcrowding has been a major issue in Guadalupe, affecting up to 40 percent of households. This puts emphasis on the need for more affordable housing.

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<sup>1</sup> The more recent downturn in the regional housing market, however, has made housing somewhat more affordable, with median home prices in the most recent 6-month period (from November 2008 to April 2009) being \$139,500, according to recent home sales data collected for Guadalupe (Trulia, 2009).



**I. Introduction**

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The construction of projects identified as affordable housing projects in Guadalupe started in the 1980s. The first were Treasure Park and Bonita Pacifica which provided assistance for home ownership. As of January 2007, 282 housing units in Guadalupe were designated for families in need, seniors, farmworkers, homeowners, and the disabled. Slightly more than half of these are owner-occupied with the rest being rentals. People's Self-Help Housing, Habitat for Humanity, the Santa Barbara County Housing Authority, and Community Development Block Grant have provided financing and administration of programs in Guadalupe.

Guadalupe's housing stock consists of approximately 1,836 residential units (Cal Poly Land Use Inventory, 2008). Of these, 78 percent are single-family houses or condos, 21 percent are multi-family units, and 1 percent are mobile homes and trailers. Because a majority of the residential growth occurred prior to 1970, over half of the housing stock in Guadalupe is over 30 years old, the age when most homes begin to require major repairs. Recognizing this as a housing concern, the City will continue to promote neighborhood upgrading through the provision of home rehabilitation assistance.

**B. Public Participation**

Public participation is an important component of the Housing Element update process. Input from all segments of the community helps ensure appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented. During preparation of the Housing Element Update, citizen and stakeholder participation was actively encouraged in the following ways:

- Five community workshops were held on October 23, 2008; November 20, 2008; February 5, 2009; February 26, 2009; and March 12, 2009 to gather input on existing housing needs, housing conditions, opportunities and constraints, and other housing issues and concerns;
- Public notices of community workshops were mailed to households in utility bills in advance of each meeting;
- Workshop advertisements were posted in local businesses' windows and on the City's website;
- Public notices of the workshops were sent home with local elementary and junior high school students;
- All notices were mailed out/posted in English and Spanish;
- Students from the California Polytechnic State University, San Luis Obispo, City and Regional Planning Department, spoke with residents during their land use inventory field work and distributed flyers about upcoming meetings;
- Workshops were held at different locations—City Hall and Senior Center;
- Workshops were presented in English and Spanish;
- Stakeholders meeting (January 13, 2009);
- Planning Commission Workshop (future meeting, date TBD);
- City Council Workshop (future meeting, date TBD);
- Public review of the Draft Housing Element (date TBD);
- Public hearing before the Planning Commission (future meeting, date TBD) and City Council (future meeting, date TBD); and,
- Review of the Draft Element by the State Department of Housing and Community Development (submitted May 27, 2009 and Certification of Compliance received TBD).

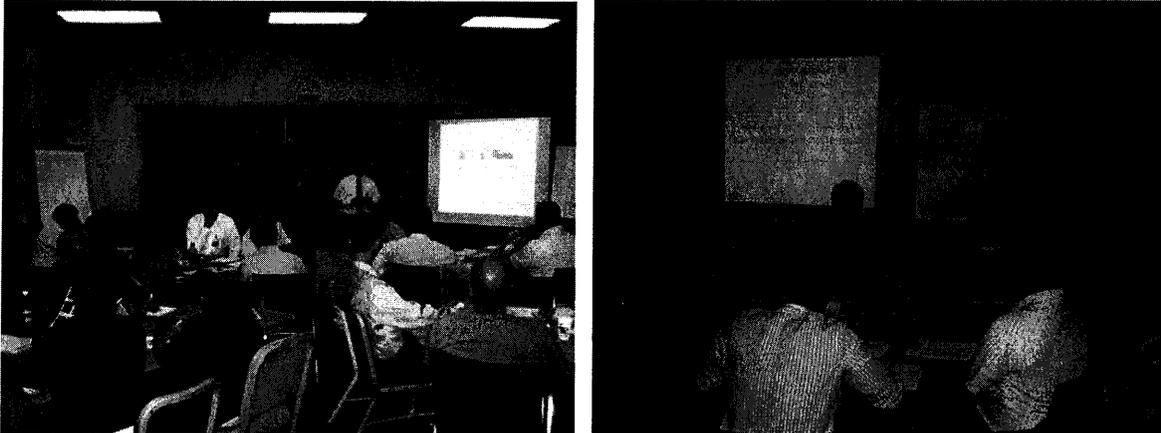


**I. Introduction**

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Discussions at these workshops and meetings indicate that housing for families and farmworkers is a concern, and both single-family and single occupancy units are desired to accommodate this need. Residents of Guadalupe also support infill development in the downtown core around Guadalupe Street that is affordable by design. These community aspirations are captured in this update of the Element.

**Figure 1. November 20, 2008 Community Outreach Meeting, Guadalupe**



**C. Consistency with Other Elements of the General Plan**

State law requires that all portions of the General Plan be internally consistent. The City of Guadalupe General Plan consists of nine elements: 1) Land Use; 2) Housing; 3) Economic Development and Redevelopment; 4) Community Design and Historic Preservation; 5) Circulation; 6) Public Facilities; 7) Conservation and Open Space; 8) Safety; and 9) Noise. There is also a Coastal Zone Element that applies to the River View Specific Plan Area in westernmost part of the City. This Housing Element builds upon the other elements and is consistent with the policies set forth by the General Plan. For example, the Housing Element incorporates residential development capacities established in the Land Use Element and discussion of infrastructure and public services based upon information from the Land Use and Public Facilities Elements. As the General Plan is amended through time, the City will review the Housing Element for internal consistency, and make any necessary revisions.

Senate Bill 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The City of Guadalupe is its own water and sewer provider; there is no separate water or sewer district. Staff members from the City Public Works Departments were consulted during the preparation of the Housing Element, in compliance with this requirement, and key water and sewer service staff will be provided with a copy of the Housing Element upon adoption.

**D. Organization of the Element**

The Housing Element is organized into five chapters. This first chapter is introductory, touching on the statutory requirements of a Housing Element. Chapter 2 provides analysis of those issues required to be addressed by State law with a housing needs assessment. It discusses population, employment, household, and housing stock characteristics; special housing needs; assisted housing at-risk of conversion; and future growth needs as set forth by the Santa Barbara County Association of Governments. Chapter 3 describes the resources available in Guadalupe to achieve the City's allocation



**I. Introduction**

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of regional housing needs, including land resources, financial and administrative resources, and energy conservation opportunities. Chapter 4 provides a discussion of both governmental and non-governmental constraints. Chapter 5 contains goals, measurable objectives, policies, and programs for housing in Guadalupe based on community input and background research. Finally, Chapter 6 describes energy conservation opportunities in regards to housing. A review of the 2004 Housing Element is provided as Appendix A.



## II. HOUSING NEEDS ASSESSMENT

State law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing needs. This chapter provides an assessment of housing needs. It includes an analysis of general population, employment, household, and housing stock characteristics and trends to help define existing housing needs. Characteristics of disadvantaged groups with special housing needs are also addressed. The chapter examines whether any existing assisted housing units are at-risk of conversion to market rate housing. Finally, the City's projected housing needs based on the Santa Barbara County Association of Government's 2007-2014 Regional Housing Needs Plan (RHNP) are examined.

This Housing Needs Assessment utilizes the most recent data from the US Census of Population and Housing, 2002 US Economic Census, California Department of Finance, California Employment Development Department (EDD), Santa Barbara County Association of Governments (SBCAG), and other relevant sources. Supplemental data was also obtained through field surveys. The implications of these findings for the City's housing policies and programs are also discussed.

### A. Population Characteristics

#### 1. Population Growth Trends

The City of Guadalupe has experienced moderate population growth since 1990. Table 1 shows that between 1990 and 2000, the City's population increased just 3 percent. Since 2000, however, the population increased by almost 16 percent. The California Department of Finance (DOF) estimates that as of January 1, 2009, Guadalupe had a population of 6,534, representing 1.5 percent of Santa Barbara County's total population of 431,312.

**Table 1. Population Growth Trends – Guadalupe vs. Santa Barbara County, 1990-2009**

	1990	2000	2009	Percent Change (1990-2000)	Percent Change (2000-2009)
Guadalupe	5,479	5,659	6,534	3.3%	15.5%
Santa Barbara County	369,608	399,347	431,312	8.1%	8.0%

Sources: US Census Bureau, SF3:PF1, 1990, 2000; California Department of Finance, Report E-5, 2009

#### 2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table 2 provides a comparison of the City's and County's population by age groups in 2000. This table shows that the age distribution of the City's population is younger overall than Santa Barbara County as a whole (median age of 26.7 for the City vs. 34.2 for the County). In 2000, 47 percent of City residents were under the age of 25 and 76 percent of the population was under the age of 45. Senior citizens, on the other hand, represented the smallest proportion of the population at 9 percent.



**Table 2. Age Distribution – Guadalupe vs. Santa Barbara County, 2000**

Age Group	Guadalupe		Santa Barbara County	
	Persons	Percent	Persons	Percent
Total population	5,659	100.0%	399,347	100.0%
Under 18 years	2,017	35.6%	99,502	24.9%
18 to 24 years	663	11.7%	53,126	13.3%
25 to 44 years	1,635	28.9%	115,763	29.0%
45 to 64 years	862	15.2%	80,191	20.1%
65 to 74 years	289	5.1%	25,338	6.3%
75 to 84 years	147	2.6%	18,531	4.6%
85 years and over	46	0.8%	6,896	1.7%
Median age (years)	26.7		33.4	

Source: US Census Bureau, SF1: QT-P1, 2000

### 3. Race and Ethnicity

The racial and ethnic composition of Guadalupe differs from Santa Barbara County in that the majority of City residents are Hispanic/Latino. Approximately 85 percent of City residents identify themselves as Hispanic or Latino in origin, whereas only 34 percent of County residents are in this category. Guadalupe's proportion of Hispanic and Latino citizens has remained stable since 1990 (Table 3).

The City's racial composition also differs from that of the County in that 46 percent of Guadalupe residents identify themselves white, while 73 percent of County residents identify themselves as white. However, the proportion of City residents who identify themselves as white increased from 30 percent in 1990 to 46 percent in 2000.

**Table 3. Population by Race/Ethnicity – Guadalupe vs. Santa Barbara County, 2000**

Race	Guadalupe		Santa Barbara County	
	Persons	Percent	Persons	Percent
Total Population	5,659	100.0%	399,347	100.0%
White alone	2,577	45.5%	290,418	72.7%
Black or African American alone	40	0.7%	9,195	2.3%
American Indian and Alaska Native alone	105	1.9%	4,784	1.2%
Asian alone	333	5.9%	16,344	4.1%
Native Hawaiian and Other Pacific Islander alone	9	0.2%	700	0.2%
Some other race alone	2,190	38.7%	60,683	15.2%
Two or more races	405	7.1%	17,223	4.3%
Hispanic or Latino (of any race)	4,781	84.5%	136,668	34.2%
Not Hispanic or Latino	878	15.5%	262,679	65.8%

Source: US Census Bureau, SF1: DP-1, 2000

### 4. Conclusion

The population data suggests that as Guadalupe's population increases, the City should continue to provide housing for young adults and families. This includes both single family and multi-family residential units. In addition, the City's large Hispanic population reveals the need for larger homes because the Hispanic Origin population characteristically has higher birth rates that often result in larger



families and household sizes (SBCAG, 2003). It will be important to increase the housing supply, choice, and affordability in order to avoid overcrowded living quarters.

## **B. Employment Trends**

### **1. Current Employment**

Employment affects housing needs within a community to the extent that different jobs and income levels determine the type and size of housing a household can afford. According to the 2000 Census, a total of 2,271, or 59 percent of Guadalupe residents, were in the labor force, with an unemployment rate of 5.1 percent. Table 4 shows that a somewhat smaller proportion of the City's population is in the labor force as compared to the County. Guadalupe also has a higher unemployment rate, which according to the California Employment Development Department, increased to 10.9 percent in 2009 for the City and 8.5 percent for the County.

**Table 4. Labor Force and Unemployment Rates – Guadalupe vs. Santa Barbara, 2000**

	Guadalupe		Santa Barbara County	
	Persons	Percent	Persons	Percent
In Labor Force*	2,271	58.8%	196,304	63.1%
-Employed	2,075	53.7%	180,716	58.1%
-Not Employed	196	5.1%	13,004	4.2%
Not in Labor Force	1,592	41.2%	114,625	36.9%

\*Ages 16 years and older in labor force

Source: US Census Bureau, SF 3:P43, P53, 2000

In 2000, the largest industry employing Guadalupe residents was agriculture, constituting 28 percent of Guadalupe's working residents (Table 5). In 2002, the US Census Bureau conducted the Economic Census, which determined average annual salaries by industry and categorized them as "low" (less than \$30,000 per year), "mid" (between \$30,000 to \$50,000 per year), and "high" (greater than \$50,000 per year) level wages. This indicates that 60 percent of Guadalupe residents were employed in industries that pay low-level wages and 30 percent are employed in industries that pay mid-level wages. Collectively, these employment industries constituted 90 percent of the workforce.

**Table 5. Employment by Industry – Guadalupe, 2000**

Industry	Persons	Percent	Average Annual Salary
Agriculture, forestry, fishing and hunting, and mining	590	28.4%	\$18,331
Construction	102	4.9%	\$37,901
Manufacturing	131	6.3%	\$41,119
Wholesale trade	101	4.9%	\$48,143
Retail trade	306	14.7%	\$24,445
Transportation and warehousing, and utilities	90	4.3%	\$33,049
Educational, health and social services	199	9.6%	\$23,637
Arts, entertainment, recreation, accommodation and food services	188	9.1%	\$33,870
Other services (except public administration)	95	4.6%	\$25,541
Public administration	51	2.5%	\$25,432
Professional, scientific, management, administrative, and waste management services	147	7.1%	\$53,247
Finance, insurance, real estate, and rental and leasing	75	3.6%	\$62,289

Source: US Census Bureau, SF 3:DP-3, 2000; US Economic Census, 2002



## 2. Projected Job Growth

Future housing needs are affected by the number and type of new jobs created during this planning period. Table 6 shows projected job growth by occupation for the Santa Barbara-Santa Maria-Goleta Metropolitan Statistical Area (Santa Barbara County) for the period 2006-2016. Total employment is expected to grow by 9.3 percent during this period and 18,200 new jobs are anticipated. This would bring the employment of Santa Barbara County to approximately 213,000 by 2016 (California Employment Development Department, 2009).

Generally, residents that are employed in well-paying occupations have less difficulty obtaining adequate housing than residents in low paying occupations. Table 6 shows the growth trend in low wage service jobs, including farming, leisure and hospitality, educational services, and retail trade.

**Table 6. Projected Job Growth by Occupation – Santa Barbara-Santa Maria-Goleta Metropolitan Statistical Area, 2006-2016**

Occupation Title	Annual Average Employment		Employment Change	
	2006	2016	Numerical	Percent
Farming, Natural Resources, and Mining	1,100	1,300	200	18.2%
Construction	10,500	11,600	1,100	10.5%
Manufacturing	13,600	14,800	1,200	8.8%
Trade, Transportation, and Utilities	28,200	30,900	2,700	9.6%
Wholesale Trade	4,900	5,200	300	6.1%
Retail Trade	20,300	22,300	2,000	9.9%
Transportation, Warehousing, and Utilities	3,100	3,400	300	9.7%
Information	4,000	4,100	100	2.5%
Financial Activities	8,700	8,700	0	0.0%
Professional and Business Services	22,300	25,600	3,300	14.8%
Education Services, Health Care and Social Assistance	19,500	22,000	2,500	12.8%
Leisure and Hospitality	22,700	25,000	2,300	10.1%
Government	36,100	38,300	2,200	6.1%
<b>Total Employment</b>	<b>195,000</b>	<b>213,200</b>	<b>18,200</b>	<b>9.3%</b>

Source: California Employment Development Department, 2009

## 3. Jobs-Housing Balance

A regional balance of jobs to housing helps ensure that the demand for housing is reasonably related to supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets may become saturated, requiring households to pay a larger percentage of their income for housing. A tight housing market can also result in overcrowding and longer commute times as workers seek more affordable housing in outlying areas. According to SBCAG (2007), this relationship between jobs and housing has become increasingly important. In recent years the jobs/housing imbalance has intensified, and workers have increasingly crowded into the limited available housing in southern Santa Barbara County, or sought less-expensive housing in northern Santa Barbara County.

Current research suggests that a reasonable a jobs/housing ratio should be within the range of one new housing unit for every 1.0 to 1.5 jobs (SBCAG, 2007). A ratio above 1.5 could indicate that there may be an insufficient supply of housing to meet the needs of the local workforce. A ratio below 1.0 could denote an insufficient supply of jobs to support the local population.



Based on the most recent Economic Census (2002), Guadalupe's job/housing ratio was substantially unbalanced at 0.25, with four housing units for every one job. This indicates that Guadalupe may be housing workers from other cities. The Census further supports this idea, reporting the average commute time for Guadalupe's workforce as 24 minutes. This is approximately the time it takes to get to neighboring communities, such as Santa Maria.

If workers from other parts of the County continue to move to Guadalupe, the cost of housing in the City may rise. The City should monitor housing costs as new units are produced as prices may be an indicator of the availability of affordable housing for higher cost areas. In addition, the City must make an effort to create new jobs as new homes are built, to reduce commute times and improve its residents' quality of life.

#### 4. Conclusion

The employment characteristics and trends indicate a strong need for moderate- and lower-income housing to support the housing needs of residents employed by the farming and services sectors. The demand for affordable homes and apartments is likely to remain very high as many of the new jobs created will not provide the income needed to buy a new home in Guadalupe. It will therefore be important to provide adequate affordable housing, particularly for farm and service workers. The City should also monitor housing prices as new units are built and continue to encourage local job growth in order to avoid a greater imbalance of jobs to housing.

### C. Household Characteristics

#### 1. Household Growth

Household characteristics are important indicators of the type and size of housing needed in a city. The US Census Bureau defines a "household" as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit.

As of 2008, there were 1,786 households in Guadalupe. Between 1990 and 2000, households increased at a rate of 0.5 percent per year. Between 2000 and 2008, 372 new households were added, and the rate of change increased to 3.3 percent per year (Table 7).

**Table 7. Household Growth Trends – Guadalupe, 1990-2008**

Year	Households	Numerical Change	Annual Percent Change
1990	1,352	-	-
2000	1,414	62	0.5%
2008	1,786	372	3.3%

Source: US Census Bureau, SF1: P15, 1990, 2000; ESRI, 2008

#### 2. Household Composition and Size

Table 8 provides a comparison of households by type for Guadalupe and Santa Barbara County as a whole, as reported in the 2000 Census. Family households comprised approximately 86 percent of all households in the City, which is approximately 21 percent higher than the County. Of the family



households in Guadalupe, 62.5 percent had children under the age of 18. Non-family households made up 14 percent of the population.

**Table 8. Household Composition – Guadalupe vs. Santa Barbara County, 2000**

Type	Guadalupe		Santa Barbara County	
	Households	Percent	Households	Percent
Total Households	1,414	100.0%	136,622	100.0%
Families	1,217	86.1%	89,555	65.5%
- w/children under 18	761	62.5%	44,205	32.4%
Non-family households	197	13.9%	47,067	34.5%
Average household size	4.0		2.8	

Source: US Census Bureau, SF1: P18, H12, 2000

Guadalupe also has a much larger percentage households that have four or more persons than Santa Barbara County (Table 9). In Guadalupe, 57 percent of households are comprised of four or more persons, compared to just 29 percent of households in the County. Guadalupe’s average household size is 4.0 persons compared to 2.8 persons per household in the County. These statistics suggest that there is a greater need for large housing units in Guadalupe than for some other areas of Santa Barbara County.

**Table 9. Household Size – Guadalupe vs. Santa Barbara, 2000**

Persons per Household	Guadalupe		Santa Barbara County	
	Households	Percent	Households	Percent
Total households	1,414	100.0%	136,622	100.0%
1-person household	159	11.2%	33,210	24.3%
2-person household	231	16.3%	43,966	32.2%
3-person household	217	15.3%	20,298	14.9%
4-person household	265	18.7%	19,108	14%
5-person household	244	17.3%	9,946	7.3%
6-person household	150	10.6%	4,721	3.5%
7-or-more-person household	148	10.5%	5,373	3.9%
Average household size	4.0		2.8	

Source: US Census Bureau, SF1: H13, 2000

### 3. Household Income

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. Table 10 shows the breakdown of households by income. According to the 2000 Census, the median household income in Guadalupe was the lowest of cities in Santa Barbara County at \$31,205 (Table 11). More recent data indicates that the median household income in Guadalupe increased to \$41,461, as of 2008, but it still remains lower than that of neighboring jurisdictions such as Santa Barbara County which has a median household income of \$57,509 (ESRI, 2008). This emphasizes the need for affordable housing to adequately accommodate the residents with lower incomes.



**Table 10. Household Income – Guadalupe, 2000**

Income Range	Households
Less than \$10,000	185
\$10,000 to \$19,999	249
\$20,000 to \$34,999	259
\$30,000 to \$39,999	237
\$40,000 to \$49,999	123
\$50,000 to \$59,999	156
\$60,000 to \$74,999	107
\$75,000 to \$99,999	127
\$100,000 or more	77

Source: US Census Bureau, SF3:P52, 2000

**Table 11. Median Household Income – Santa Barbara County and Cities, 2000**

Jurisdiction Name	Median Household Income	Percent of County Median Income
Santa Barbara County	\$46,677	100%
Buellton	\$48,490	104%
Carpinteria	\$47,729	102%
Goleta	\$60,314	129%
Lompoc	\$37,587	81%
Santa Maria	\$36,541	78%
<b>Guadalupe</b>	<b>\$31,205</b>	<b>67%</b>

Source: US Census Bureau, SF3:P53, 2000

State law establishes four household income categories for purposes of housing programs based on area medium income (AMI): very-low (less than 50 percent of AMI), low (51 to 80 percent of AMI), moderate (81 to 120 percent of AMI), and above-moderate (over 120 percent AMI). Table 12 shows the income range for these groups, as well as the number and percentage of Guadalupe households in each group.

**Table 12. Median Income Distribution of Household Income Groups – Guadalupe, 2000**

Income Group	Income Range	Households	Percent of Households
Very Low	Less than \$23,338	509	36%
Low	\$23,338 to \$37,341	297	21%
Moderate	\$37,342 to \$56,012	212	15%
Above Moderate	More than \$56,013	396	28%

Source: SBCAG Regional Housing Needs Assessment, 2008; HCD Income Group Monthly Payments, Santa Barbara County, 2003

In addition to these four income categories, State law also requires quantification and analysis of housing needs of extremely low-income (ELI) households. ELI is a subset of the very low-income group and is defined as 30 percent of area median and below, or 50 percent of the very low-income households. In Guadalupe, approximately 255 households are in the ELI category.

#### 4. Conclusion

Guadalupe is projected to experience continued household growth throughout the planning period. In order to adequately accommodate residents, it will be essential to provide adequately sized and reasonably priced housing for family and non-family households. The demand for affordable homes and



apartments is likely to remain very high, as a result of 90 percent of City households having moderate- or lower-incomes.

## D. Housing Stock Characteristics

### 1. Housing Type and Growth Trends

As of 2009, the City of Guadalupe contained 1,836 housing units (Cal Poly Land Use Inventory, 2008), which is a net increase of 386 units (or 27 percent) since the 2000 Census. The housing stock is comprised mostly of single-family detached homes, which make up 63 percent of all units, while multi-family units make up about 28 percent of the total. Nine percent of units are single-family attached units. Mobile homes comprise the remaining 0.3 percent. Table 13 provides a breakdown of the housing stock by type and compares it to Santa Barbara County's housing stock.

When compared to the County as a whole, Guadalupe has a much higher percentage of single-family detached units, a lower percentage of multi-family units, and a much lower percentage of mobile homes. Given the tendency of individuals to form large households in Guadalupe (discussed in previous sections), mobile homes are probably too small to suit the housing needs of many of the residents.

**Table 13. Housing Unit Type – Guadalupe vs. Santa Barbara County, 2008**

Housing Type	Guadalupe		Santa Barbara County	
	Number	Percent	Number	Percent
Single-Family	1,325	72.2%	62,062	65.4%
Detached	1,157	63.0%	90,421	57.9%
Attached	168	9.2%	11,675	7.5%
Multi-Family	505	27.5%	45,346	29.0%
Mobile Home	6	0.3%	8,779	5.6%
<b>Total Units</b>	<b>1,836</b>	<b>100.0%</b>	<b>156,221</b>	<b>100.0%</b>

Source: Cal Poly Land Use Inventory, 2008; California Department of Finance Demographic Research Unit, Report E-5, 2008

### 2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed, may have exterior or interior building components coated with lead-based paint. Housing units of this age are also the most likely to have lead-based paint in deteriorated condition, needing rehabilitation which can be hazardous.

Table 14 shows the age distribution of the housing stock in Guadalupe. The majority of the City's housing stock was constructed before 1990, and well over one-half of the homes are thirty years old or older. These findings suggest that there may be a strong need for maintenance and rehabilitation, including remediation of lead-based paint, for a large portion of the City's housing stock. The Lead-Based Paint Hazard Control (LHC) and the Lead Hazard Reduction (LHRD) grant programs provide opportunities to identify and control lead-based paint hazards in eligible privately owned housing for rental or owner-occupants.

The City continues to apply for State Community Development Block Grant funds for rehabilitation programs. The intent of the program is to assist very low and low-income homeowners, as well as rental property owners (serving the very low and low-income sector of the population) in making repairs and



improvements to their residential units. In addition, the City's Redevelopment Agency provides funding for housing rehabilitation, including for residential components to buildings being retrofitted under the City's Unreinforced Masonry Program.

**Table 14. Age of Housing Stock – Guadalupe**

Year Built	Housing Units	Percent
Total	1,836	100%
Built 2001 to January 2009	368	20.0%
Built 1999 to 2000	0	0.0%
Built 1995 to 1998	65	3.8%
Built 1990 to 1994	144	8.5%
Built 1980 to 1989	379	22.4%
Built 1970 to 1979	158	9.3%
Built 1960 to 1969	320	18.9%
Built 1950 to 1959	210	12.4%
Built 1940 to 1949	52	3.1%
Built 1939 or earlier	140	8.3%

Source: US Census Bureau, SF3:H34, 2000; Cal Poly Land Use Inventory, 2008

*Housing Survey*

In October of 2008, a City-wide walking survey was conducted by graduate students from the California Polytechnic State University, San Luis Obispo, City and Regional Planning Department to identify the general structural conditions of homes in Guadalupe. The results of this survey are summarized in Table 15. The structural condition of the housing units were reported as "sound," in need of "moderate rehabilitation," or "dilapidated." A sound dwelling unit is one that requires no repairs or only needs deferred maintenance (painting, roof patching, etc.). Moderate rehabilitation indicates that one or more structural repairs are necessary, as well as deferred maintenance. A dilapidated unit requires the replacement of all exterior elements and is generally considered not feasible to repair.

The vast majority of the housing was found to be in sound condition and was not in need of rehabilitation or replacement, though 7.5 percent of the units (137 units) are considered to need some form of rehabilitation. A total of two units in the City were considered dilapidated and in need of replacement.

Table 15 also shows the findings from two earlier housing surveys in Guadalupe. The general trend is that houses are increasing in quality. This could be largely due to rehabilitation grant programs funded by the Guadalupe Redevelopment Agency, or newly constructed housing.

**Table 15. Housing Condition Survey Results – Guadalupe**

Condition	People's Self-Help Housing Corporation Survey 1998		RM and Associates Housing Survey 2003		Cal Poly Land Use Inventory 2008	
	Number	Percent	Number	Percent	Number	Percent
Sound	1,223	86%	1,281	84%	1,697	90%
Moderate Rehabilitation	166	12%	198	13%	137	9%
Dilapidated	41	3%	53	3%	2	1%
<b>Total Housing Units</b>	<b>1,430</b>	<b>100%</b>	<b>1,532</b>	<b>100%</b>	<b>1,836</b>	<b>100%</b>



### 3. Housing Tenure

Housing tenure, or the ratio between owner-occupied and renter-occupied housing units, is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for purchase in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Table 16 shows that as of 2008, 65 percent of occupied housing units were occupied by home-owners, while 35 percent were occupied by renters. It also reveals that ownership rates have increased slowly over the last 28 years.

**Table 16. Housing Tenure of Occupied Units – Guadalupe, 1990-2008**

	1990		2000		2008	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
Occupied housing units	1,352	98.1%	1,414	97.5%	1,786	97.3%
Owner-occupied housing units	805	58.4%	780	55.2%	1,157	64.8%
Renter-occupied housing units	547	41.6%	634	44.8%	629	35.2%
Vacant housing units	26	1.9%	36	2.5%	50	2.7%
<b>Total housing units</b>	<b>1,378</b>	<b>100.0%</b>	<b>1,450</b>	<b>100.0%</b>	<b>1,836</b>	<b>100.0%</b>

Source: US Census Bureau, SF1: QT-H1, 1990, 2000; ESRI, 2008

### 4. Vacancy

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low, and the price of housing will most likely increase. Additionally, the vacancy rate indicates whether or not the City has an adequate housing supply to provide choice and mobility. The US Department of Housing and Urban Development (HUD) indicates that a vacancy rate of five percent is sufficient to provide choice and mobility.

As shown in Table 17, the vacancy rate in Guadalupe was 2.8 percent in 2008 (ESRI, 2008). Based on this rate, the City is below the recommended vacancy rate of five percent, which indicates that Guadalupe residents have limited housing choice and mobility.

**Table 17. Occupancy Status of Housing Stock – Guadalupe, 2008**

	2008	
	Number of Units	Percent of Total Units
Occupied housing units	1,786	97.3%
Vacant housing units	50	2.8%
<b>Total Housing Units</b>	<b>1,836</b>	<b>100.0%</b>

Source: ESRI, 2008

### 5. Housing Cost

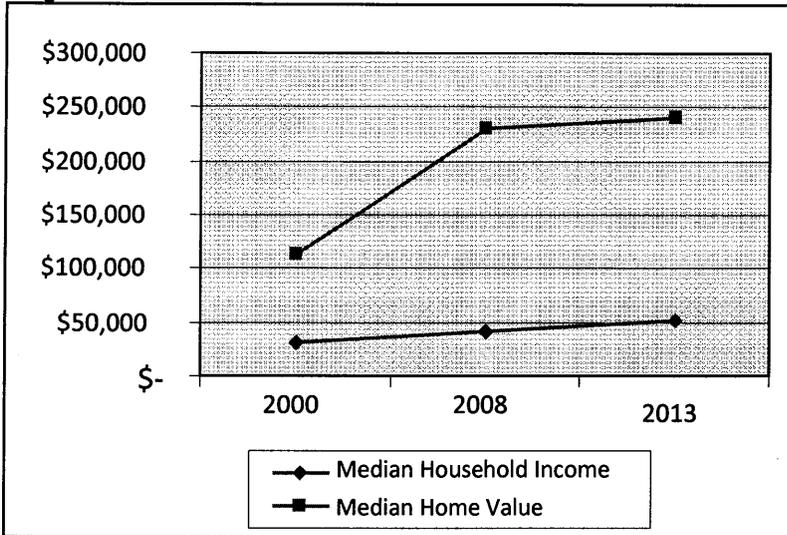
One of the major barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. In 2000, Guadalupe’s median home price was \$113,087, which doubled to \$230,952 in



2008 (ESRI 2008)<sup>2</sup>. This means that home prices were increasing at about 13 percent a year, which outpaces the area income growth as shown in Figure 1. While home prices over this period increased, the 2008 median sale price was still substantially lower than the median sales prices for neighboring areas (SBCAG, 2008):

- South Coast - \$1,230,000
- Santa Maria Valley - \$400,000
- Lompoc Valley - \$366,000
- Santa Ynez Valley - \$800,000

**Figure 2. Median Household Income vs. Median Home Value – Guadalupe, 2000-2013**



Source: ESRI, 2008

With regard to rental units, the median rent in Guadalupe in 2000 was \$509 per month for all types of housing. Table 18 shows the number of units by value of contract rent payments in 2000.

**Table 18. Values of Contract Rent Payments – Guadalupe, 2000**

Value	Number	Percent
Less than \$249	104	16%
\$250 to \$349	25	4%
\$350 to \$449	109	17%
\$450 to \$549	145	23%
\$550 to \$649	145	23%
\$650 to \$749	26	4%
\$750 to \$899	33	5%
\$900 and above	11	2%
No Cash Rent	31	5%
Un-accounted	6	1%
<b>Total</b>	<b>634</b>	<b>100%</b>

Source: US Census Bureau, SF3: H59 2000

<sup>2</sup> It should be noted that the recent trend in housing costs statewide and in the region has been downward, with median home prices decreasing substantially from 2007 to 2009.



## 6. Affordability and Overpayment

Housing is generally the greatest single expense item for California families. According to the HCD, a home is considered affordable when a household spends 30 percent or less of its gross income on housing. When a household spends more than 30 percent of its gross income on housing, it is considered to be overpaying or cost burdened.

Table 19 shows households by income range and the number of households overpaying by occupancy. The data reveals that a large percentage, almost 39 percent, of all Guadalupe residents are overpaying for housing (534 households). Of those households overpaying, half were homeowners and half were renters.

Examining the number of low-income households<sup>3</sup> that are overpaying, the table reveals that there are 155 low-income households, 98 of which are overpaying for housing. This means that 63 percent of low-income households are overpaying. Of the 98 households that are overpaying, 24 are homeowners and 74 are renters.

**Table 19. Gross Rental Costs as a Percent of Household Income – Guadalupe, 1999**

Percent of Income Spent on Housing	Household Income Range						Total	Percent of Households
	Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 or more		
<b>Renter-Occupied Units</b>								
Less than 20 percent	14	0	27	49	37	26	153	24%
20 to 24 percent	0	15	26	31	13	0	85	14%
25 to 29 percent	0	7	65	4	0	0	76	12%
30 to 34 percent	6	7	16	6	0	0	35	6%
35 percent or more	68	128	38	0	0	0	234	37%
Not computed	22	5	9	0	0	10	46	7%
<b>Total</b>	<b>110</b>	<b>162</b>	<b>181</b>	<b>90</b>	<b>50</b>	<b>36</b>	<b>629</b>	<b>100%</b>
<b>Owner-Occupied Units</b>								
Less than 20 percent	6	27	41	27	92	124	317	41%
20 to 24 percent	5	15	12	21	28	9	90	12%
25 to 29 percent	10	0	30	14	42	7	103	13%
30 to 34 percent	0	10	21	13	25	12	81	10%
35 percent or more	24	63	54	20	18	5	184	24%
<b>Total</b>	<b>45</b>	<b>115</b>	<b>158</b>	<b>95</b>	<b>205</b>	<b>157</b>	<b>775</b>	<b>100%</b>

Source: US Census Bureau, SF3: H73, H97, 2000

## 7. Overcrowding

Overcrowding is closely related to household income, housing prices, and the size of units within a community. The US Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens. Severe overcrowding occurs when a unit has more than 1.5 occupants per room. Overcrowding can result when there are not enough adequately sized housing units within a community, or when high housing costs relative to income force too many

<sup>3</sup> Calculated as households with incomes less than 80 percent of the area median income (HCD, 2009).



individuals or families to share housing. Overcrowding can also accelerate deterioration of the housing stock.

Table 20 indicates that overcrowding in Guadalupe is substantially more prevalent than for Santa Barbara County as a whole. According to the 2000 Census, 40 percent of all households in Guadalupe were overcrowded, compared to 13 percent of households in the County. Table 20 also reveals that renter-occupied units are more crowded than owner-occupied units in Guadalupe, suggesting that more rental units are needed or a wider variety of affordable units.

**Table 20. Overcrowding – Guadalupe vs. Santa Barbara County, 2000**

Household Type	Guadalupe		Santa Barbara County	
	Households	Percent	Households	Percent
Owner-occupied	780	55.2%	76,611	56.1%
Overcrowded	132	16.9%	2,411	3.1%
Severely overcrowded	138	9.3%	2,670	3.5%
Renter-occupied	634	44.8%	60,011	43.9%
Overcrowded	110	17.4%	4,774	8.0%
Severely overcrowded	181	28.5%	7,780	13.0%
<b>Total households</b>	<b>1,414</b>	<b>100%</b>	<b>136,622</b>	<b>100%</b>

Source: US Census Bureau, SF3:H20, 2000

## 8. Conclusion

Overall, the City's housing stock is in good condition. However, half of it is more than 30 years old and may require more regular maintenance and repair. Programs which assist lower-income and/or elderly homeowners with home maintenance and repair should continue to be an important part of the City's housing program. The City takes a proactive approach toward housing conditions through its housing rehabilitation programs, including those provided by the Guadalupe Redevelopment Agency.

Since 2000, housing prices in the City have increased at a faster rate than household income. Many households in the City spend more than a third of their income on housing. The number of households that can comfortably afford the median priced home in the City — and the number that can afford the median priced apartment — has declined between 2000 and 2008. Programs to assist moderate-income first-time buyers and lower-income renters could help narrow the affordability gap (see Chapter III, Resources, for a list of potential funding sources and programs).

## E. Special Housing Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Guadalupe residents may experience a higher incidence of overpayment, overcrowding, or other housing problems.

Special housing needs are those associated with specific demographic or occupational groups which call for specific program responses, such as preservation of single-room occupancy hotels or the development of units with three or more bedroom (HUD, 2009). A thorough analysis of special housing needs helps a municipality identify groups with the most serious housing needs in order to develop and prioritize responsive programs. State law specifically requires analysis of the special housing needs of



the elderly, large families, female-headed households, persons with disabilities, farmworkers, and homeless persons and families. Housing resources and constraints are further discussed in Chapters III and IV.

### 1. Elderly

Senior households typically have special housing needs due to three primary concerns: fixed income, high health care costs, and physical disabilities. According to the 1990 Census, almost 20 percent (or 265 households) of the City's 1,352 households were age 65 or older. In 2000, the number of elderly households in Guadalupe increased from 265 to 295, representing almost 21 percent of the City's total households (Table 21). This is similar to Santa Barbara County, where approximately 23 percent of the population is age 65 or older.

**Table 21. Households by Age – Guadalupe, 1990 and 2000**

Householder Age	1990		2000	
	Households	Percent	Households	Percent
Up to 64 Years	1,087	80.4%	1,119	79.1%
65 Years +	265	19.6%	295	20.9%
<b>Total</b>	<b>1,352</b>	<b>100.0%</b>	<b>1,414</b>	<b>100.0%</b>

Source: US Census Bureau, SF1: QT-H1, 1990, 2000

Of the elderly householders in Guadalupe, 223 seniors are home-owners, making up almost 29 percent of owner-occupied households, and 72 seniors are renters, comprising 11 percent of renter-occupied units (Table 22). This is similar to Santa Barbara County, where elderly persons make up 32 percent of owner-occupied households and 11 percent of renter-occupied households. However, 11 percent of the elderly homeowners (24 individuals) and 31 percent (22 individuals) of the elderly renters are below poverty level. Because senior citizens are on fixed incomes, they particularly will need affordable housing, especially if homes become too costly to maintain or if rents increase.

The remaining senior citizens, that do not rent or own their own homes, share their homes with other family members. Elderly parents may be living with their adult children or in another shared arrangement. As a result, units may become overcrowded.

Elderly persons may also have additional physical and social needs, particularly if they have no immediate family or lack mobility, either through physical impairments or lack of transportation alternatives. Their needs may include transportation, social service referrals, financial assistance/employment, long-term care for the home-bound, and day care.

**Table 22. Householders by Tenure and Age – Guadalupe, 2000**

Age of Householder	Renter-Occupied		Owner-Occupied	
	Persons	Percent	Persons	Percent
15 to 24 years	46	7.3%	12	1.5%
25 to 34 years	186	29.3%	54	6.9%
35 to 44 years	166	26.2%	202	25.9%
45 to 54 years	112	17.7%	173	22.2%
55 to 64 years	52	8.2%	116	14.9%
65 to and over	72	11.4%	223	28.6%
<b>Total</b>	<b>634</b>	<b>100.0%</b>	<b>780</b>	<b>100.0%</b>

Source: US Census Bureau, SF 1: QT-H1, 2000



Long-range planning must recognize elderly persons' needs and design programs to address the demand. Various organizations and programs can assist seniors with their housing needs in Guadalupe, including supportive services, rental subsidies, senior housing, and housing rehabilitation assistance.

The Guadalupe Senior Citizens Club offers many programs for the local seniors. The nutrition program serves lunch every day and meals can be delivered to homebound seniors (those unable to walk or drive to the community center). The Club will provide transportation to doctors' visits and shopping; a health nurse is also brought in regularly to check blood pressure and general health. The Club also serves as the food bank for Guadalupe. Bread and other perishable staples are brought in weekly, and commodities are brought in once a month. These goods are free of cost, with no restrictions on who can receive them.

The Housing Rehabilitation Loan Program is a federally-funded program that offers loans to low and moderate income homeowners living within Guadalupe. Deferred interest loans are offered to those over 62 and to persons with disabilities in order to repair, improve, or make their housing units ADA (Americans with Disabilities Act) compliant. The City's Redevelopment Agency also provides assistance for such repairs and improvements. There are also six affordable housing units specifically for seniors located on Tenth Street. Additional resources are discussed in Chapter III, Resources.

The Central Coast Commission for Senior Citizens has compiled a directory of services available for elderly persons in Santa Barbara County. Some of the services include adult educations, financial planning services, health facilities such as home nursing and mental health care, and recreation and community interaction programs.

To address elderly housing needs, the City could encourage developers to encourage builders to design housing units that can be used by all persons, regardless of physical ability. Units should also be affordable for seniors who are on a fixed income.

## **2. Large Households**

Large households are defined by the US Census Bureau as households containing five or more persons. These households have special housing needs because there is often a limited supply of adequately sized, affordable housing units in a community. Even when larger units are available, the cost is generally higher than that of smaller units. In order to save for other basic necessities, such as food and health care, it is common for lower-income large households to reside in smaller units, which frequently results in overcrowding. In Guadalupe, limited supply of larger units and affordability are both issues for large households.

Table 23 lists the number of rooms by tenure, as reported in the 2000 Census. It shows that there are 258 renter-occupied housing units and 77 owner-occupied housing units (335 total) in Guadalupe that have 6 or more rooms. However, there were 542 households that were considered large (five or more persons), as shown in Table 23. This indicates that the total number of large housing units in the City is not sufficient to meet the needs of large families and overcrowding is an issue.



**Table 23. Number of Bedrooms by Tenure – Guadalupe, 2000**

Number of Rooms	Renter-Occupied	Owner-Occupied
1 room	0	63
2 rooms	61	134
3 rooms	191	113
4 rooms	48	128
5 rooms	245	114
6 rooms	146	54
7 rooms	56	23
8 rooms	37	0
9 or more rooms	19	0

Source: US Census Bureau, SF3: H42, 2000

Table 24 shows that larger units (6 or more rooms) are needed for both rent and purchase. In 2000, the Census reported that 270 large households rented their homes, while 272 large households purchased their homes.

**Table 24. Persons per Unit – Guadalupe, 2000**

Persons per Unit	Renter-Occupied		Owner-Occupied	
	Housing Units	Percent	Housing Units	Percent
1 Person	69	11%	90	11%
2 Persons	73	12%	158	20%
3 Persons	96	15%	121	16%
4 Persons	126	20%	139	18%
5 Persons	122	19%	122	16%
6 Persons	76	12%	74	10%
7 Persons	72	11%	76	10%
<b>Total</b>	<b>634</b>	<b>100%</b>	<b>780</b>	<b>100%</b>

Source: US Census Bureau, SF1: QT-H2, 2000

To address overcrowding and adequately supply large households with suitable housing, communities can provide incentives to facilitate the development of larger housing units with four or more bedrooms. A shortage of large units can be alleviated through community partnerships with entities that provide affordable housing ownership opportunities, such as first-time homebuyer programs and self-help housing (i.e., People’s Self Help Housing Corporation or Habitat for Humanity) to move renters into homeownership. General financial assistance which may be available to large households is discussed in Chapter III, Resources.

### **3. Female Headed Households**

Single-parent households, particularly female-headed households, often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, such households typically have more limited opportunities for finding and maintaining affordable, decent, and safe housing.

In 2000, Guadalupe had 239 female-headed households (Table 25). Of these households, 55 percent (131 households) reported children under the age of 18 years. These households are particularly



vulnerable because they must balance the needs of their children with work responsibilities. According to the 2000 Census, 29 percent (32 households) of all female-headed households were living in poverty.

**Table 25. Household Type – Guadalupe, 2000**

Household Type	Renter-Occupied		Owner-Occupied		Total Households	Percent
	Households	Percent	Households	Percent		
Married couple family	364	57.4%	524	67.2%	888	62.8%
Male householder, no wife present	52	8.2%	38	4.9%	90	6.4%
Female householder, no husband present	125	19.7%	114	14.6%	239	16.9%
Nonfamily households	93	14.7%	104	13.3%	197	13.9%
<b>Total households</b>	<b>634</b>	<b>100%</b>	<b>780</b>	<b>100%</b>	<b>1,414</b>	<b>100.0%</b>

Source: US Census Bureau, SF3: H19, 2000

The Boys and Girls Club is one resource for female-headed households with children. This organization has a branch in Guadalupe that offers many programs and opportunities for children and young adults. The River View townhomes also provide low-income housing and includes a community center, health clinic, learning center, and education assistance to children and adults.

In addition, the federal government Aid for Dependent Children program (AFDC) provides support for the children in single-parent families. Depending on household income, single-parent family households may also qualify for other federal housing assistance programs, such as Section 8 vouchers. This program subsidizes the balance of the rental cost in excess of 30 percent of the renter's gross income. The program enables the prospective tenant to take the subsidy out to the private market to search for rental housing. To further address the housing needs of female headed households, additional multifamily housing should be developed.

#### **4. Persons with Disabilities**

A disability is a physical or mental impairment that substantially limits one or more major life activities. Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability. The US Census defines four types of disability: physical, mental, sensory, and self care. In 2000, 35 percent of Guadalupe residents (1,959 persons) reported having one or more disabilities.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with or without the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. These services may be provided by public or private agencies.

Table 26 shows disabilities by type. The most pervasive disabilities for the general population and Guadalupe are physical and mental disabilities, accounting for more than 30 percent of all disabilities. Depending on the nature and severity of the disability, persons with disabilities have different housing needs.



**Table 26. Persons with Disabilities by Disability Type – Guadalupe, 2000**

Type of Disability	Number	Percent
Sensory disability	154	7.9%
Physical disability	369	18.8%
Mental disability	230	11.7%
Self-care disability	157	8.0%
Go-outside-home disability	414	21.1%
Employment disability	635	32.4%
<b>Total disabilities</b>	<b>1,959</b>	<b>100%</b>

Source: US Census Bureau, SF3, P41, 2000

According to the 2000 Census, persons with physical disabilities in Guadalupe number 369, which is 19 percent of the total disabled population. To accommodate this group, there is a need to adapt houses or apartments for wheelchairs and other special requirements. Both Federal and State housing laws require certain features of adaptive design for physical accessibility in all multifamily residential buildings with four or more units built for first occupancy starting March 13, 1991. However, many dwelling units built before this date are not subject to these accessibility requirements. Requiring adaptive design features in new construction, for example, does not assist individuals – particularly seniors – who choose to remain in their homes rather than move to assisted living facilities and/or other newly constructed units. Another accommodation to persons with physical disabilities is to locate new units in proximity to services and public transportation.

According to the 2000 Census, there are 230 persons (12 percent of all disabled individuals) with a severe mental disability in Guadalupe. Persons with mental disabilities are a critically under-served population with respect to housing. The physical modification of housing is typically not necessary to accommodate mentally disabled persons, but they will generally require more services and more monetary support. Jobs and incomes are limited, so affordable housing is important. Most mentally disabled persons would prefer to live independently, but because of monetary circumstances, they are forced to live with other family members or with roommates. This may cause additional stress and problems. In some instances the need for a resident assistant to help deal with crisis or challenging situations may also create special housing demands. This would suggest that there is a need for some apartment or condominium complexes that are reserved exclusively for persons requiring extra assistance in dealing with their daily routines. However, Guadalupe may be too small for such apartments, which are typically found in larger cities. Because many mentally handicapped persons are unable to drive, access to public transportation for these residents is also important.

There are a limited number of day treatment facilities and programs in Guadalupe, including drop-in socialization centers, to serve persons with mental disabilities. These individuals do not have regional centers as do the persons with physical disabilities and there is no respite care to families who care for their relatives with mental disabilities on a 24-hour basis.

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential construction projects containing in excess of five units under construction after September 15, 1985, conform to specific disabled adaptability/accessibility regulations. In 1988, the Federal government enacted the US Fair Housing Amendment Act, also with the intent of increasing the number of rental units being built that would be accessible to handicapped individuals. In July 1993, the State of California issued "California Multifamily Access Requirements" based upon the Act. However, despite these



regulatory changes, the actual increase in the number of accessible units available on the current rental market has been small.

The housing needs of several other categories of disabled persons, including developmentally disabled persons and the mentally ill are typically not addressed by Title 24 Regulations. The housing needs of persons with these types of disabilities, in addition to basic affordability, range from needing slight modifications of existing units to the need for a variety of supportive housing arrangements. Some of this population can only live successfully in housing which provides a semi-sheltered, semi-independent living state, such as clustered group housing or other group- living quarters; others are capable of living independently if affordable units are available.

The Santa Maria Independent Living Environment (SMILE) is a 24-hour residential care home for developmentally disabled adults. SMILE is located in Santa Maria, but it provides service for all of Santa Barbara County, as well as San Luis Obispo and Ventura counties. SMILE also provides job training and community integration services to its clients. Additionally, the Santa Barbara County Housing Authority's Aftercare Program provides housing assistance to very low-income mentally, physically, or developmentally disabled persons who would not otherwise be able to live independently.

## 5. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Estimating the size of the agricultural labor force is problematic as farmworkers are historically undercounted by the Census and other data sources. For instance, the government agencies that track farm labor do not consistently define farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business or field).

The 2000 Census reported that there are approximately 24,400 farmworkers in Santa Barbara County and 6,266 in the Santa Maria-Guadalupe area. Similarly the US Department of Agriculture 2002 Census of Farmworkers reported 23,510 farmworkers. Approximately 35 percent of these farmworkers (8,132 workers) were categorized as seasonal and the remainder permanent. Discussions with local government agency personnel, staff at the local school district, and local businesses indicate that the figures may be much higher. The 2000 Census also estimates that 531 individuals in the City of Guadalupe are employed in the agricultural industry. Agriculture is one of the lowest paid sectors in the labor market. The average reported wage for agricultural workers is \$18,600 (US Employment Development Department, 2009).

A significant housing issue facing Guadalupe in general, and farmworkers in particular, is a lack of affordable housing, which results in overcrowding. Discussions with knowledgeable members of the community suggest that farmworkers are living in extremely congested housing arrangements. Studies of the living conditions of migrant farmworkers in California also found that most farmworkers live in



substandard conditions because the low wages and short or intermittent tenancy of migrant workers leaves them susceptible to the rent demands of local landlords.

Conditions in Guadalupe appear to be consistent with this finding. Given the importance of agriculture and its labor force, the provision of adequate farmworker housing is a critical issue for Guadalupe as many of these workers are believed to be living in poor housing conditions and face the problems of overpayment and/or overcrowding. Local officials regularly receive complaints from tenants regarding overpayment, overcrowding, inadequate upkeep, and substandard, unsafe units. Farmworkers with inadequate kitchen facilities often make arrangements with local restaurants in Guadalupe to pay for food bills on a weekly basis. Although the restaurants serve an important need, this practice can be very expensive and adds to the overall living expenses of farm laborers.

An effective means to address the housing needs of the City's farmworker population is to facilitate development of new rental housing that is affordable to low and very low-income households. This should include both single and multiple room units. Currently, the River View affordable housing development maintains 39 rental units for farmworkers. The City also has several programs in place to increase affordable housing within the City. Examples of such programs include density bonuses for subdivisions that include an affordable housing component and an ongoing pursuit of state and federal monies to assist in the development of affordable housing.

## **6. Homeless**

Homeless persons are those in need of temporary or emergency shelter. They are individuals who lack a fixed income and regular nighttime residence. Some are in need of short-term (immediate crisis) shelter, while others have long-term (chronic) needs. The homeless represent a broad category including single men and women, couples, families, displaced youths without parents, and seniors. They can include individuals who are victims of economic dislocation, physically disabled, teen parents with their children, veterans, hospital and jail discharges, alcohol and drug abusers, survivors of domestic violence, persons with AIDS, immigrants, refugees, and farm labor workers.

According to the Guadalupe Police Department, there are rarely any homeless persons in the City. In the past, homeless persons have been transient farmworkers who have not yet found a place to live and did not remain unsheltered for long. Most transients that have employment are able to afford some form of shelter, although often in a form that includes conditions that are overcrowded or otherwise not completely adequate.

The need for an emergency shelter or transitional housing facility is not justified in Guadalupe based upon the rare occurrence homelessness in the City; however, such a facility is permitted by right in areas zoned R-3 for residential uses (further discussed in Chapter IV, Constraints). There are a number of services for the homeless in the City and County, including social services and year-round shelters located in Santa Maria and Santa Barbara. The Santa Barbara County Housing Authority has an office location in Guadalupe which provides public housing assistance. The City also meets and coordinates with other government agencies and community groups to address homelessness.

## **F. Assisted Housing At-Risk of Conversion**

This section identifies all residential projects in Guadalupe that are under an affordability covenant, along with those housing projects that are at-risk of losing their low-income affordability restrictions



within the ten year period 2009-2019. This information is used to establish quantified objectives for units that can be conserved during this planning period. The inventory of assisted units includes all units that have been assisted under any federal Department of Housing and Urban Development (HUD), state, local and/or other program.

**1. Inventory of Potential At-Risk Units**

Table 27 provides a list of developments within Guadalupe that participate in a federal, state, or local program that provided some form of assistance, either through financial subsidy or a control measure.

**Table 27. Assisted Affordable Housing Developments – Guadalupe**

Project Name	Address	Year	Number of Units	Authority	Program	Covenant Expires
Escalante Tract (Guadalupe Ranch Acres)	1050 Escalante Drive	1975	50	Federally Subsidized; administered by Santa Barbara County Housing Authority	Apartment complex rents to low-income families. Rent is based on a percentage of the family's income.	Permanent
Guadalupe Ranch Senior Apartments	4651 Tenth Street	1975	6	Federally Subsidized; administered by Santa Barbara County Housing Authority	Apartments for elderly low-income residents	Permanent
River View Townhomes	230 Calle Cesar Chavez	2003	80	People's Self Help Housing Corporation	80 affordable rental units, 39 of which are for farmworkers. Includes a community center, health clinic, and learning center.	Permanent
Point Sal Dunes	Point Sal Dunes Way	2000	18	Community Development Block Grant from the State of California	Provides 18 mortgage subsidies for the low-income residents. Units have a 30-year deed restriction that limits the resale price of these units to the average increase of median income in the County.	2030

**2. Risk of Conversion**

According to the Santa Barbara County Housing Authority and City data, there are currently no units at-risk of converting to market rate during the 2009-2019 time period.



## **G. Future Growth Needs**

In accordance with State law, this section provides a quantification of Guadalupe's share of the regional housing need as established in the Regional Housing Needs Assessment (RHNA) prepared by the Santa Barbara County Association of Governments (SBCAG).

### **1. Overview of the Regional Housing Needs Assessment**

The RHNA is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction based on California Department of Finance regional population forecasts. Communities then determine how they will address this need through the process of updating the housing elements of their general plans.

SBCAG has the responsibility of preparing the RHNP for the cities within Santa Barbara County, which includes Guadalupe, and for the unincorporated portion of the County. The current RHNP was adopted in June 2008 and covers a period from January 2007 through July 2014. The methodology used by SBCAG to allocate housing units to each jurisdiction is summarized below.

SBCAG estimates the future population within each jurisdiction based upon State Department of Finance projections and knowledge of circumstances particular to Santa Barbara County. The population change is then converted into housing units necessary to accommodate projected population increases. This estimate includes a vacancy rate that reflects a "healthy" housing market, and replacement of existing units that may be demolished.

The estimate of housing needs is then divided into four groups based on income: very low, low, moderate, and above moderate income. This step is to ensure that a sufficient quantity of housing is available for all income groups in the community.

The housing needs for each jurisdiction are first allocated based on the percentage of the total population that falls into each category. In other words, if 15 percent of the population is classified as low-income, then 15 percent of future housing needs should be affordable to households within that income category.

The allocations are then adjusted for factors particular to each jurisdiction, such as disproportionate housing types, number of renters, or number of persons receiving public assistance, employment patterns, commuting patterns, and avoidance of over impaction of low-income in particular jurisdictions.

Table 28 shows SBCAG's 2000 breakdown of existing households within Guadalupe by income group, which is also depicted in Figure 3. The highest percentage, 36 percent, is in the 'very low' income group in Guadalupe. This means that Guadalupe will have to plan for a high proportion of 'very low' income housing units in the future.



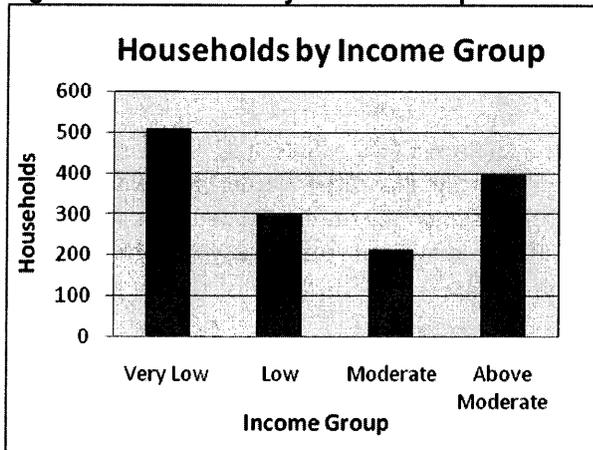
**Table 28. Households by Income Group – Guadalupe, 2000**

Income Group	Households	Percent
Very Low	509	36%
Low	297	21%
Moderate	212	15%
Above Moderate	396	28%
<b>Total</b>	<b>1,414</b>	<b>100%</b>

Source: US Census Bureau, SF3, P52, 2000

\*SBCAG, 2008

**Figure 3. Households by Income Group**



Data Source: SBCAG, 2008

Most housing allocation plans simply apply the income percentages to the total number of needed housing units to determine the needed number of each type of housing. However, as briefly discussed above, SBCAG adjusts such percentages to account for special circumstances.

Based on this methodology, SBCAG projects a need for 88 new housing units to be constructed in Guadalupe by July 2014. Table 29 shows this housing needs allocation, as well as the percentage in each income category of the total allocation. As evident in Table 29, Guadalupe needs to maintain a sufficient amount of affordable housing for 'very low' and 'moderate' income categories, as well as increase the amount of housing for 'above moderate'. In addition, presuming that 50 percent of the very low-income households qualify as extremely low-income (ELI) households, 10 of the households allocated to the very low-income group will be designated for ELI needs.

**Table 29. Guadalupe 2007-2014 Regional Housing Need Allocation by Income**

Income Group	Households	Percent
Very Low	20	23%
Low	15	17%
Moderate	20	23%
Above Moderate	33	37%
<b>Total</b>	<b>88</b>	<b>100%</b>

Source: SBCAG, Regional Housing Needs Allocation Plan, 2008



### III. RESOURCES FOR RESIDENTIAL DEVELOPMENT

#### A. Land Availability

Government Code Section 65583(a)(3) requires the Housing Element to contain “an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential development opportunities is provided in Appendix B. The results of this analysis are summarized below.

To accommodate the 88 new RHNA units, focus is placed on development potential of vacant land (infill sites) and the DJ Farms Specific Plan area. Development potential is based on the residential density standards outlined in the City’s Zoning Code.

According to the 2008 Land Use Inventory conducted by the California Polytechnic State University, City and Regional Planning Department, excluding the DJ Farms Specific Plan Area, vacant land within the City’s existing residential zones equals 10.51 acres (Table 30). Based on the residential densities set forth in the Zoning Code and Land Use Element, these 10.51 acres can realistically accommodate approximately 118 units, which exceeds the needed 88 RHNA units.

**Table 30. Vacant Land Building Capacity Excluding DJ Farms Property – Guadalupe, 2009**

Zone	Vacant Land (acres)	Allowable Density (units per acre)	Realistic Unit Capacity
R-1, R-1-SP	5.82	6	34
R-1-M, R-1-M-SP	0	10	0
R-2, R-2-SP	1.03	11.5 <sup>4</sup>	11
R-3	3.66	20	73
<b>Total</b>	<b>10.51</b>	-	<b>118</b>

Source: Cal Poly Land Use Inventory, 2008; City of Guadalupe 2002 General Plan, Land Use Element, 2002; City of Guadalupe Zoning Code; DJ Farms Specific Plan, May 1995

At 209 acres of undeveloped land, the DJ Farms Specific Plan area also provides ample opportunities for both market-rate and affordable residential development.<sup>5</sup> The May 1995 adopted Plan calls for the development of 51.5 acres of the Plan area, located in the southeastern section of the City, south of West Main Street/State Route 166, with up to 645 primary housing units<sup>6</sup> (Table 31). Even in the absence of infill development elsewhere in the City, if only 14 percent of the projected housing in the DJ Farms Specific Plan area is developed, the 88 units can be accommodated.

<sup>4</sup> 10 units/acre density from Land Use Element plus up to 15% density bonus, for maximum density of 11.5 units/acre.

<sup>5</sup> A revision to the DJ Farms Specific Plan has been proposed and is under consideration by City decision makers. The revision would increase the total residential development potential of the DJ Farms Specific Plan area to approximately 980 additional primary residential uses and an estimated 78 second units on 126 acres (DJ Farms Revised Specific Plan, 2006). As the Revised Specific Plan has not been adopted and because the revised plan would result in more rather than less residential development potential, the analysis of vacant residential sites in this element utilizes the potential residential buildout in the 1995 DJ Farms Specific Plan.

<sup>6</sup> Housing density as currently zoned would range from 6 to 10 units per acre, which would yield lower residential buildout capacity.



**Table 31. DJ Farms Specific Plan Area Vacant Land Building Capacity**

Density	Land Available (acres)	Allowable Density (units per acre)	Realistic Unit Capacity
Low	22.5	1-6 units/acre	135
Medium	7	6-10 units/acre	70
High	22	10-20 units/acre	440
<b>Total</b>	<b>51.5</b>		<b>645</b>

Source: DJ Farms Specific Plan, May 1995

Other factors not specifically evaluated here include development of secondary dwelling units (granny units), redevelopment of underdeveloped parcels where full density potential is not realized, and General Plan amendments to up-zone property for the purposes of increasing residential density. However, Guadalupe’s housing allocation can be met without exercising these options. Furthermore, an application for another new residential development, the Minami Specific Plan development, has recently been submitted to the City of Guadalupe for processing. The Minami Specific Plan involves an 87-acre property adjacent to the northeast corner of the City at the northeast corner of Peralta Street and Eleventh Street. The request, which includes an annexation request and approval of up to 497 new residential units, is under review for application completeness and environmental review has been initiated.

## **B. Financial Resources**

Financing for infrastructure and housing improvements is available through Federal, State, and local programs.

### **1. Federal and State Resources**

**Community Development Block Grant Program (CDBG)** – Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). This program helped fund 18 mortgage subsidies for units within the Point Sal Dunes development. The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. The City continues to apply for CDBG funds for rehabilitation programs.

**Housing Rehabilitation Loan Program (HRLP)** – The HRLP is a federally funded program that offers loans to low and moderate income homeowners living within Santa Maria and Guadalupe. The program is designed to keep housing affordable for lower income homeowners and to maintain and upgrade the existing housing stock. It also offers deferred interest loans to seniors and persons with disabilities. HRLP also assists with making homes comply with the American Disabilities Act (ADA) and Building and Zoning Code.

**Low-Income Housing Tax Credit Program** – The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit



programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income.

**Other Federal and State Resources** – Table 32 summarizes additional funding sources that can assist extremely low, very low, low, and moderate income persons/households, or developers of affordable housing projects. Many of these funding sources are typically used on a project-by-project basis and are not secure. However, they do represent available resources that could be used to ensure affordable and adequate housing in Guadalupe.

**Table 32. Additional Federal, State, and Private Financial Resources**

Program	Description	Eligible Activities
<b>Federal Resources</b>		
HUD Section 202	Forgivable loans to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> <li>• Site acquisition</li> <li>• Rehabilitation</li> <li>• New construction</li> </ul>
HUD Section 203(k)	Long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of single family homes	<ul style="list-style-type: none"> <li>• Site acquisition</li> <li>• Rehabilitation</li> <li>• New construction</li> </ul>
HUD Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> <li>• Site acquisition</li> <li>• Rehabilitation</li> <li>• New construction rental assistance</li> </ul>
U.S. Department of Agriculture (USDA), Rural Development Service's Section 514 Farm Labor Housing Program	Below market-rate loans for farmworker rental housing.	<ul style="list-style-type: none"> <li>• Site acquisition</li> <li>• Rehabilitation</li> <li>• New construction</li> </ul>
U.S. Department of Agriculture (USDA), Rural Development Service's Section 515 Rural Rental Housing Program	Below market-rate loans for low and very low-income rental housing.	<ul style="list-style-type: none"> <li>• Rental assistance</li> </ul>
USDA Rural Development Section 504 Housing Repair and Rehabilitation Program	Loans and grants to repair and rehabilitate the homes of low-income families and seniors.	<ul style="list-style-type: none"> <li>• Rehabilitation</li> </ul>
USDA Rural Development Section 533 Housing Preservation Grant (HPG) Program	Grants to nonprofit and government agencies to fund housing rehabilitation programs for low-income households.	<ul style="list-style-type: none"> <li>• Rehabilitation</li> </ul>
Section 8	Rental assistance program which provides a subsidy to very low-income families, individuals, seniors and the disabled. Participants pay a percentage of their adjusted income toward rent.	<ul style="list-style-type: none"> <li>• Rental assistance</li> </ul>
HOME	Grant program intended to expand the supply of decent and safe affordable housing. HOME is designed as a partnership program between the federal, state, local governments, non-profit and for profit housing entities to finance, build/rehabilitate, and manage housing for lower income owners and renters	<ul style="list-style-type: none"> <li>• Rehabilitation</li> <li>• Administration</li> </ul>



**III. Resources for Residential Development**

<b>Program</b>	<b>Description</b>	<b>Eligible Activities</b>
ACCESS and National Homebuyers Fund (NHF) Gold Programs	ACCES and NHF are second loan programs for down payment assistance. Allows low and moderate-income homebuyers to pay for down payment and closing costs up to 7% of the sales price	<ul style="list-style-type: none"> <li>• Down payment assistance</li> </ul>
223(f) Mortgage Insurance for Purchase/Refinance	Mortgage insurance for purchase or refinance of existing multifamily projects.	<ul style="list-style-type: none"> <li>• New rental housing operation</li> <li>• Administration</li> <li>• Acquisition</li> </ul>
241(a) Rehabilitation Loans for Multifamily Projects	Provides mortgage insurance for improvements, repairs, or additions to multi-family projects.	<ul style="list-style-type: none"> <li>• Rehab of apartments</li> <li>• Energy conservation</li> </ul>
Congregate Housing Services Program	Provides grants to public agency or private non-profits to provide meal services and other supportive services to frail elderly and disabled residents in federally assisted housing. Also supports remodeling to meet physical needs.	<ul style="list-style-type: none"> <li>• Grants</li> </ul>
HOPE 3 – Homeownership of Single-Family Homes	Program provides grants to State and local governments and nonprofit organizations to assist low-income, first time homebuyers in becoming homeowners by utilizing government owned or financed single-family properties.	<ul style="list-style-type: none"> <li>• Grants</li> </ul>
HOPE 6 – Revitalization of Severely Distressed Public Housing	Provides funds for revitalization, demolition and disposition of severely distressed public housing and for Section 8 tenant-based assistance.	<ul style="list-style-type: none"> <li>• Rent subsidies</li> <li>• Grants</li> </ul>
HOPE II – Homeownership for Multifamily Housing	Provides grants to develop programs allowing mostly low-income families to purchase units in multifamily housing projects owned, financed or insured by HUD or other federal, state or local public agencies.	<ul style="list-style-type: none"> <li>• Grants</li> </ul>
Sec. 202 Supportive Housing for the Elderly	Provides capital grants and operating subsidies for supportive housing for the elderly.	<ul style="list-style-type: none"> <li>• Rent subsidies</li> <li>• Construction</li> <li>• Rehabilitation</li> </ul>
<b>State Resources</b>		
CalHome	Provides grants to local governments and non-profit agencies for owner occupied rehabilitation programs and new home development projects.	<ul style="list-style-type: none"> <li>• Site acquisition</li> <li>• Rehabilitation</li> </ul>
CalHFA Rental Housing Programs	Provides below market rate financing offered to builders and developers of multi-family and elderly rental housing. Tax exempt bonds provide below-market mortgages.	<ul style="list-style-type: none"> <li>• Site acquisition</li> <li>• Rehabilitation</li> <li>• New construction</li> </ul>
Self-Help Builder Assistance Program (SHBAP)	State lower interest rate CalHFA loans to owner-builders who participate in self-help housing projects sponsored by non-profit housing developers.	<ul style="list-style-type: none"> <li>• Site acquisition</li> <li>• Rehabilitation</li> <li>• New construction</li> <li>• Home buyers assistance</li> </ul>



## III. Resources for Residential Development

<b>Program</b>	<b>Description</b>	<b>Eligible Activities</b>
Multi-Family Housing Program (MHP)	Stated deferred-payment loans	<ul style="list-style-type: none"> <li>• New construction</li> <li>• Rehabilitation</li> <li>• Rental housing</li> <li>• Supportive housing for the disabled</li> </ul>
Multi-Family Housing Program (MHP) Supportive Housing Allocation	MHP loans for supportive housing for special needs populations.	<ul style="list-style-type: none"> <li>• Supportive housing</li> </ul>
Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG)	Provides grants and loans to local governments and nonprofit housing developers for farmworker housing.	<ul style="list-style-type: none"> <li>• New construction</li> <li>• Acquisition</li> <li>• Migrant housing</li> <li>• Housing with related health services</li> </ul>
Weatherization Assistance Program	Grants from the California Department of Community Services and Development to improve the energy efficiency of homes occupied by low-income households to reduce their heating and cooling costs.	<ul style="list-style-type: none"> <li>• Improvements</li> </ul>
Mobile Home Park Resident Ownership Program (MPROP)	Loans from the California Department of Housing and Community Development for the purchase of mobile home parks by local governments, nonprofit corporations, or residents.	<ul style="list-style-type: none"> <li>• Mobile homes</li> </ul>
California Self-Help Housing Program (CSHHP)	Grants from the California Department of Housing and Community Development for the administrative costs of self-help or owner-builder housing projects.	<ul style="list-style-type: none"> <li>• Administration</li> <li>• New construction</li> </ul>
Predevelopment Loan Program (PDLP)	Short-term loans from the California Department of Housing and Community Development for the construction, rehabilitation, conversion, or preservation of affordable housing projects.	<ul style="list-style-type: none"> <li>• New rental housing</li> <li>• Preservation of affordable housing</li> <li>• Rehabilitation of apartments</li> <li>• Acquisition</li> </ul>
Special Needs Affordable Housing Lending Program	All multifamily housing projects that serve at-risk tenants in need of special services.	<ul style="list-style-type: none"> <li>• Rehabilitation of apartments</li> <li>• Acquisition</li> <li>• New rental housing</li> </ul>
<b>Private Resources</b>		
Federal Home Loan Bank (FHLB) Affordable Housing Program	Provides competitive grants and subsidized loans to create affordable rental and homeownership opportunities.	<ul style="list-style-type: none"> <li>• New construction</li> <li>• New rental housing</li> </ul>
Access to Housing and Economic Assistance for Development (AHEAD) Program	Recoverable grants from the Federal Home Loan Bank of San Francisco to support housing projects during the conception and early stages of development.	<ul style="list-style-type: none"> <li>• New construction</li> <li>• New rental housing</li> </ul>
Community Investment Program (CIP)	Funds from the Federal Home Loan Bank of San Francisco to finance first-time homebuyer programs, to create and maintain affordable housing, and to support other community economic development activities.	<ul style="list-style-type: none"> <li>• Homebuyer assistance</li> </ul>
Federal National Mortgage Association (Fannie Mae)	A variety of homebuyer assistance, rehab assistance, minority assistance programs are available.	<ul style="list-style-type: none"> <li>• Homebuyer assistance</li> <li>• Rehabilitation</li> <li>• Minority homeownership assistance</li> </ul>

**III. Resources for Residential Development**

<b>Program</b>	<b>Description</b>	<b>Eligible Activities</b>
CCRC – California Community Reinvestment Corporation	Non-profit mortgage banking consortium that pools resources to reduce lender risk in finance of affordable housing. Provides long term debt financing for affordable multifamily rental housing.	<ul style="list-style-type: none"> <li>• New construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> </ul>
Community Reinvestment Act Loan Program	Provides real estate construction financing, small business loans, and consumer loans.	<ul style="list-style-type: none"> <li>• Acquisition loans</li> <li>• Business loans</li> <li>• Predevelopment/interim finance</li> <li>• Construction/rehabilitation loans</li> </ul>
Vision Forward	To provide affordable housing to low-income residents throughout the United States.	<ul style="list-style-type: none"> <li>• Acquisition loans</li> <li>• Construction/rehabilitation loans</li> <li>• Down payment assistance</li> </ul>
Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction and/or rehabilitation of owner-occupied housing by or for very low-, low- and moderate-income households and/or to finance the purchase, construction or rehabilitation of rental housing.	<ul style="list-style-type: none"> <li>• Construction/rehabilitation loans</li> <li>• Grants</li> <li>• Long-term loans</li> <li>• Technical assistance</li> </ul>

**2. Local Resources**

**Guadalupe Redevelopment Agency (RDA)** – Established in 1985, the Redevelopment Agency has been involved in a variety of housing activities, including assisting in the provision of new affordable housing and providing rehabilitation assistance to improve existing housing. State law requires the Redevelopment Agency to set-aside no less than 20 percent of all tax increment revenue generated from redevelopment projects for affordable housing. These funds must be used for activities that increase, improve, or preserve the supply of affordable housing in the City. Redevelopment funds have historically been used to acquire land to support rehabilitation and development or redevelopment of medium- to high-density residential housing. In addition, the Agency continues to provide incentives for the development of affordable housing within the City, which include subsidies for land costs, grants and low-cost loans for housing rehabilitation. The Agency currently receives approximately \$200,000 each year in their Low-income Housing fund, and the Redevelopment Agency in May 2009 approved an amendment to the Redevelopment Plan that would eliminate a cap on the RDA tax increment level and increase the annual funding levels for the Low-income Housing fund. For the current 2008-2009 fiscal year, the available fund balance is \$1,200,000.

**Santa Barbara County Housing Authority** – The Housing Authority provides rental housing and supportive services to eligible persons with limited incomes through a variety of resources. The agency develops and manages housing for low-income households; administers federal Section 8 rental housing assistance programs in the private rental market; and offers a HUD-certified comprehensive counseling agency that services homeowners and renters. The Santa Barbara County Housing Authority owns and manages the Escalante tract, a 58-unit affordable housing rental development in the northeastern portion of Guadalupe that was built in 1975.

**Peoples' Self-Help Housing Corporation (PSHHC)** – PSHHC is a housing and community development corporation serving San Luis Obispo, Santa Barbara, and Ventura counties. PSHHC helps low-income individuals, families, senior citizens and developmentally disabled individuals to obtain affordable housing. PSHHC also offers first-time homebuyers an opportunity to build their own homes in lieu of down payments, as was the case with the 50 affordable homes in the River View development in



Guadalupe. PSHHC also owns and manages another affordable housing development in the City: the 80 River View Townhomes, which opened in 2003.

**Habitat for Humanity** – Habitat for Humanity is a non-profit organization dedicated to building affordable housing and rehabilitating damaged homes for lower income families. Homes are built with the help of volunteers and homeowner/partner families, and sold to partner families at no profit with affordable, no-interest loans. Currently, there is a partnership between Habitat for Humanity of Northern Santa Barbara County and the Cities of Santa Maria and Guadalupe, and the City is discussing partnering with Habitat for Humanity on the development of a 4-unit housing project on the 900 block of Pioneer St.



## IV. CONSTRAINTS

In planning for the provision of RHNA housing, constraints to the development, maintenance, and improvement of housing must be recognized, and jurisdictions must take appropriate steps to mitigate these constraints where feasible. Local government cannot control many of these constraints, such as those related to general economic and market conditions, but others can be addressed. Potential constraints to housing are discussed below, and include governmental and non-governmental constraints.

### A. Governmental Constraints

Governmental regulations, while intended to control development for the health, safety, and welfare of the community, can also unintentionally increase the costs of development and consequently the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, local development processing and permit procedures, fees and other exactions required of developers, and site improvement requirements. The following describes potential governmental constraints, which may affect the supply and cost of housing in Guadalupe.

#### 1. Land Use Controls

##### *General Plan*

State law requires each city and county in California to prepare a long-term, comprehensive General Plan to guide its growth. The Land Use Element of the General Plan establishes the basic land uses and density of development within the various areas of the City. Under State law, the General Plan elements must be internally consistent, and the City's zoning must be consistent with the General Plan. Thus, the Land Use Element must provide suitable locations and densities to implement the policies of the Housing Element.

Guadalupe's Land Use Element establishes four residential land use designations within the City, as described in Table 33. They range in density from concentrated urban development to low density which promotes single family homes. The land use designations also encourage a variety of housing types and styles in both traditional and cluster type subdivisions. Through its Land Use Designations and Zoning Maps, the City has set forth a residential land use pattern that distributes the amount and types of residential development in order to ensure a diversity and mixture of housing types throughout the City.

**Table 33. Guadalupe General Plan Residential Land Use Designations**

Land Use Designation	Density	Housing Type
Low Density Residential	Up to 6 units per gross acre	Detached single-family housing
Medium Density Residential	Up to 10 units per gross acre	Duplexes, triplexes, townhouses, and similar multiple-unit housing
High Density Residential	Up to 20 units per gross acre	Apartments, townhouses, and other multiple structures which do not exceed three stories
Planned Residential Development	Provides up to 15 percent more housing units per acre in Low and Medium Density Housing Areas <sup>7</sup>	Single-family and multiple-unit housing

Source: Guadalupe General Plan Land Use Element, 2002

<sup>7</sup> In January 2008, the City's Zoning Code was amended to provide for a Planned Residential Development Overlay District.



**IV. Constraints**

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The Planned Residential Development provisions are set forth in the Zoning Ordinance as an overlay district that provides for more effective use of certain housing sites by allowing more flexibility in the design through relaxed development standards. In order to obtain this overlay designation, the City Council must find that the project meets one or more of the following criteria from the Land Use Element:

- It provides facilities or amenities suited to a particular occupancy group (such as the elderly or families with children).
- It transfers allowable development within a site from areas of greater environmental sensitivity or hazard to areas of less sensitivity or hazard.
- It provides a greater range of housing types and costs than would be possible with development of uniform dwellings throughout the project site or neighborhood.
- Features of the particular design achieve the intent of conventional standards (privacy, useable open spaces, adequate parking, compatibility with neighborhood character, and so on) as well as or better than the standards do.
- It incorporates features which result in consumption of significantly less materials, energy or water than conventional development.

Within each of the residential land use designations there are specific permitted and conditionally permitted uses which are outlined in the City Zoning Code. The City's Zoning Code also sets forth development standards for residential development. The City's three specific plans provide additional guidance on development standards.

*Zoning Designations*

The City regulates the type, location, density, and scale of residential development through the Zoning Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Zoning Code also helps to preserve the character and integrity of existing neighborhoods. The Zoning Code sets forth residential development standards for each zone district.

The five zones that allow residential development by right are as follows:

R-1, R-1-SP, and R/N-SP-CZ	Single Family - Low-Density
R-1-M and R-1-M-SP	Single Family (Medium-Density) Residential District
R-2 and R-2-SP	Multiple Dwelling (Medium-Density) Residential District
R-3	Multiple Dwelling (High-Density) Residential District
PD	Planned Development Overlay

In addition to the residential zones listed above, four commercial zones conditionally permit varying levels of mixed-use and multiple-family residential development as a conditionally permitted use.

MIX	Mixed-Use District
G-C	General Commercial District
C-S	Commercial Service District
C-N	Commercial Neighborhood District

A summary of the development standards for the zoning districts that permit residential development is provided in Table 34. These development standards continue to be viewed as necessary to protect the public health, safety and welfare and maintain the quality of life, and are not considered constraints on



the development of housing. Similarly as stated in the General Plan, a project located within the City's Planned Development (PD) overlay zone can be granted a density bonus of up to 15 percent for R-1, R-1-M, and R-2 districts if the project advances affordable housing goals. A summary of the residential uses permitted by the City's zoning regulations is provided in Table 35.

**Table 34. Development Standards from Guadalupe Zoning Code**

Zoning Designation	Minimum Lot Size (sq ft)	Density (units/acre)	Setback Requirements (feet)				Height Limit
			Front	Rear	Side	Corner Lot	
R-1	6,000	5	20	15	5	10	2 stories, maximum of 35 feet above finished grade
R-1-M	3,400	10	10	15	5	10	2 stories, maximum of 35 feet above finished grade
R-2	3,000	14	20	15	5	10	2 stories, maximum of 35 feet above finished grade
R-3	1,700	20*	20	15	5	10	2 stories, maximum of 35 feet above finished grade
PD**							
MIX	None	6					50 feet above finished grade
G-C	None	Not specified	None	None	None	None	50 feet above finished grade. Can be higher with conditional use permit approval
C-S	None	Not specified	None	None	None	None	50 feet above finished grade. Can be higher with conditional use permit approval
C-N	None	4	None	None	None	None	50 feet above finished grade. Can be higher with conditional use permit approval

\*1,700 sq ft minimum lot size excludes roads, sidewalks, and other infrastructure needs. Gross density of 20 units per acre established in the Land Use Element.

\*\*Where a PD overlay is applied, any standards identified or set in the approved planned development shall take precedence over the underlying zone district standards. However, for standards that are not specifically set or identified in the planned development, those standards in the underlying zone shall remain in effect.

Source: Guadalupe Zoning Code.

Low-income housing can be accommodated in all zones permitting residential use in Guadalupe, provided they meet site development standards.

**Table 35. Allowed Residential Development by Zone**

	R-1	R-1-M	R-2	R-3	PD	MIX	G-C	C-S	C-N
Single-family detached	P	P	P	P	P				
Single-family (duplex)		P	P	P	P				
Multi-family			P	P	P	C	P		C
Mobile homes				C					
Group dwellings			C	P	P	C	C		C
Farmworker housing			P	P	P	C	P		C
Care facilities			C	P			C		C*
Transient dwellings			C	P		C	C	C	C
Emergency shelters				P			C	C	C

\*Providing care for six or more persons

P = Permitted C = Conditional Use Permit

Source: Guadalupe Zoning Code



**IV. Constraints**

*Parking Requirements*

Excessive parking standards can pose a significant constraint of housing development by increasing development costs and reducing the potential land availability for project amenities or additional units and are not reflective of actual parking demand. Parking standards from the Guadalupe Zoning Code are listed in Table 36. These standards are not restrictive and do not impose a constraint to the development of affordable housing. In addition, the recently added Planned Residential Development Overlay allows for some modification of parking requirements.

**Table 36. Parking Standards**

Type of Use	Requires Spaces
Single dwelling unit*	1 space per 800 square feet; not more than 2 spaces required
Multiple dwelling unit*	1.5 spaces per dwelling unit
Convalescent and care facilities	1 space per 4 guest beds and 1 space per 2 employees per shift

\*Parking requirements may be reduced as part of a Planned Residential Development

Source: Guadalupe Zoning Code

*Building Codes*

The Guadalupe Building Code is based on the 2007 California Building Code (CBC) which determines the minimum residential construction requirements for all of California. The CBC ensures safe housing and is not considered a significant constraint to housing production as it is the minimum necessary to protect the public’s health, safety, and welfare. The City has not adopted any universal design elements in the Building Code.

Like most cities, Guadalupe responds to code enforcement problems largely on a complaint basis. The usual process is to conduct a field investigation after a complaint has been submitted. If the complaint is found to be valid, the problem is assessed. Serious violations, including any that pose health and safety issues, are responded to promptly by the City. The City encourages voluntary compliance through letters and phone calls and/or site visits. If compliance cannot be attained in this manner, the City may take more aggressive action through the legal process.

The City’s philosophy has been to mitigate serious health or safety problems, but to allow the property owners reasonable time and flexibility to comply. The City seeks to balance the need to ensure safe housing against the potential loss of affordable housing that might result from overly strict enforcement. There is no indication that code enforcement actions have unnecessarily restricted the use of older buildings or inhibited rehabilitation.

*Special Needs Housing*

Persons with special needs include those in residential care facilities, persons with disabilities, farm workers, persons needing emergency shelter or transitional living arrangements, single room occupancy units, and group homes. The City’s provisions for these housing types are discussed below.

- **Housing for Persons with Disabilities** – Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Code adopted by the City of Guadalupe incorporates accessibility standards contained in Title 24 of the California Administrative Code.



The City strives to provide reasonable accommodations for persons with disabilities in the enforcement of building codes and issuance of building permits. The City takes into account special needs by allowing for adjustment of specification if requested. The City may accept changes due to practical difficulties or unnecessary hardship in enforcing the Code.

Compliance with accessibility standards contained in the Building Code may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing. In addition to providing disabled access in new construction projects, Guadalupe also provides funding for retrofitting existing rental and owner-occupied housing for ADA access under the City's Housing Rehabilitation Programs.

- **Farmworker Housing** – Farmworker housing is allowed by right in all R-2 and R-3 zones and is treated as any other multifamily housing unit in Guadalupe.
- **Emergency Shelters and Transitional Housing** – An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. Emergency shelters are permitted by right in all R-3 zones and conditionally permitted in all C-S and C-N zones. Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transition to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living. Transitional housing is a permitted use within the R-3 zone, and a conditionally permitted use within the R-2, MIX, and Commercially Zoned areas. Emergency shelters and transitional housing are subject to the same permitting processes as other housing in these zones without undue special regulatory requirements.
- **Supportive Housing** – Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. It includes various configurations, but offers access to support services that enable tenants to live as independently as possible. Supportive housing is permitted in all R-3 zoning designations and is subject to the same permitting processes as other housing developments in this zone without undue special regulatory requirements.
- **Single Room Occupancy** – Single room occupancy units are small studio-type apartment, typically reserved for extremely low-income persons. This use is permitted in all R-2 and R-3 zones and is treated as any other multifamily housing unit.
- **Residential Care Facilities** – Residential care facilities refer to any family home, group home, or rehabilitation facility that provide non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. Residential care facilities, as well as convalescent care facilities, are permitted by-right in the R-3 zone. These facilities are conditionally permitted in all R-2, G-C, and C-N zones. These requirements do not pose a significant constraint on the establishment of such facilities.
- **Other Group Housing** – Group housing facilities are conditionally permitted in Commercial Zones, and are restricted to 1 person per 500 square feet in all zones. This restriction provides that overcrowding is avoided. It protects the individual's health, safety, and quality of life. Furthermore, the City does not have particular conditions for group homes that will be providing services on-site that would affect the development of conversion of residences to meet the needs of persons with disabilities.



## **2. Residential Development Processing Procedures**

There are various levels of review and processing of residential development applications, depending on the size and complexity of the development. The City of Guadalupe Planning Commission and City Council are involved in making decisions about all large development projects. The major constraint associated with development review is the time it takes to get through the entitlement and permitting process. In 2007, the City put into place a Development Review Committee to ensure that permit processing in Guadalupe is conducted efficiently and with minimal staff delays. The Development Review Committee includes representatives from all City Departments with responsibility for review of discretionary development projects, including Planning, Building, Fire, City Engineer, and Public Works. The City's permit processing for both discretionary permits and ministerial permits is efficient with no backlog of cases. Hence, development processing procedures in the City of Guadalupe do not present a significant constraint to housing production.

When processing a request to retrofit homes for accessibility, the procedure is the same as for any home improvement and is handled based on the scope of the change. ADA requirements are followed, and no extra requirements are imposed.

## **3. Development Fees**

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks, and infrastructure. The three main types of development and permitting fees are: 1) Planning Application fees, which are collected at the outset of a project, and 2) Development Impact Fees and 3) plan check fees, which are collected at the end of the process during issuance of the building permit(s). Many of these fees are assessed based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

The City's planning application fees were revised in April 2008. The intent of this revision was to better ensure that the City collects sufficient funds to cover the staff costs of processing the application. Many of the City's discretionary permit application fees are now actual cost based with deposits collected at time of application submittal. Most ministerial permits are assessed as one-time set fees. All development projects including the development of new residential units require a Zoning Clearance, which is a ministerial permit that allows staff to confirm that the proposed development meets Zoning Code standards and requirements. Development projects may also require a Design Review Permit, although most single-family residential projects and additions are exempt from this requirement. Larger development projects may require a tract map or a conditional use permit, and some projects will require a rezone or planned residential development. The most common planning fee costs are included in Table 37, and the complete schedule of fees is included as Appendix C.

The development impact fees charged by the City are not excessive and are lower than those levied in surrounding cities and thus do not present a significant obstacle to production of affordable housing. Guadalupe collects a parks development fee and a public facilities fee. Park development fees per residential unit are \$286. Public facilities fees are \$0.15/square foot on multi-family projects. The Guadalupe Union School District also charges school fees. For large development projects, other development impact fees (traffic, sewer service, etc.) may be assessed as part of a Development Agreement.



**IV. Constraints**

The actual total development impact fee per unit is based on all fees that are required for the particular project. Some fees may not be applicable to particular projects. Some fees are based on sliding scale for size of unit or number of units in a multi-family project. Typical fees range between \$6,000 and up for a single family unit and \$22,000 an up for a multi-family project of say seven units or more; again, this depends on if grading plan check fees or other fees apply and how many units are being built.

Development and processing fees are much lower in Guadalupe than in other areas. Further, Guadalupe's serious financial condition makes further reductions in already low fees infeasible. It is the City's intent to give high priority for processing low-income residential projects, though in reality, the processing time for all types of projects is considerably less in Guadalupe than other cities in the area.

**Table 37. Fees that Affect Housing Production**

<b>Common Community Development Department Fee Schedule, 2001</b>		
<b>Type of Fee</b>	<b>Cost or Initial Deposit for Actual Cost-Based Fee</b>	
Zoning Clearance - change in use only	\$115	set fee
Zoning Clearance - New single family unit or duplex	\$115	set fee
Zoning Clearance – multi-family development or non-residential	\$305	set fee
Design Review - minor	\$350	set fee
Design Review - regular	\$700	set fee
Planned Residential Development Overlay	\$2,300 - \$4,590	deposit
Conditional Use Permit (CUP)	\$495 - \$2,520	deposit
Specific Plan	\$3,000- 6,000	deposit
Rezoning	\$4,340-\$5,990	deposit
Tentative Parcel Map	\$2,200	deposit
Tentative Tract Map	\$3,300	deposit
Final Map	\$3,600	deposit
General Plan Amendment and Zone Change	\$8,300 - \$12,500	deposit
Encroachment Permit	\$50	
Public Improvement Plan Checking	0.5% of construction cost estimates	
Public Works Inspections	\$0-\$500,000 = 10% of construction costs	
	\$500,000-\$1,000,000 = 5% of costs	
	\$1,000,000 = 3% costs	
Public Facility and Traffic Impact Fees	Subdivision = \$300 per lot	
	Annexation = \$800 per lot	
Building Permit	Fee required by the CBC	
Grading Permit	Fee required by the CBC	
Water Connection Fee*	\$1,549	per residence
Sewer**	\$2,324	per residence

\*Water connection is a set fee based on the diameter of the service line

\*\*Multi-family sewer connection per residential unit \$1,549.77

Source: Guadalupe Planning Department

***On- and Off-Site Improvements***

In order to provide a safe and suitable environment for residential development, the City requires that certain public improvements be made. Each dwelling unit must connect to the City's water and sewer systems and project sites must properly capture and discharge runoff water into detention basins



**IV. Constraints**

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and/or storm drain systems. The City also requires that curbs, gutters, and sidewalks be placed along the frontage of every lot on which new construction or significant alteration is done. Public facility and traffic impact fees are listed in Table 37 above, and are reasonably related to the project. These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Guadalupe. The City does not impose any unusual requirements as conditions of approval for new development. City regulations are intended to generally encourage private development and new construction.

***Street Standards***

The Street width standards for Guadalupe area as follows:

- Residential Street – 52 feet wide
- Collector Street – 56 feet wide
- Local Arterial – 72 to 84 feet wide
- Principal Arterial – 106 to 126 feet wide

***Curbs and Sidewalks***

Weakened Plane Joints shall be used for all joints, except expansion joints shall be placed in curbs, gutters, and sidewalks at BCR and ECR and around utility poles located in sidewalk areas. Curbs and gutters shall be constructed separately from sidewalks. Weakened Plane Joints shall be constructed at regular intervals, not exceeding 10 feet in walks or 20 feet in gutters. Sidewalks and curb joints shall be aligned. Curb and gutter widths are generally 24 inches. Curbs and gutters can be constructed of Portland Cement Concrete or of Asphalt Concrete. CI curbs shall be anchored with dowels or epoxy. The grade line shall be measured at the curb line at top of curb. All exposed corners on PCC curbs and gutters are to be rounded with a ½-in. Concrete shall be integral with the curb unless otherwise specified. Sidewalk widths are to be from four to six feet.

**4. Regional Constraints**

Regional constraints result, in part, from decisions made by the Santa Barbara Local Agency Formation Commission (LAFCo), a supra-local planning agency that ensures the logical and orderly growth of cities. Guadalupe's Sphere of Influence in 2008—the City's ultimate anticipated growth boundary—is congruent with the City limits, thus precluding outward expansion to meet housing needs without LAFCo approval. This is an important governmental constraint to meeting the City's housing needs.

**B. Non-Governmental Constraints**

Although non-governmental constraints are primarily market-driven and generally outside direct government control, local governments can influence and offset the negative impact of non-governmental constraints through responsive programs and policies. Analyzing specific housing cost components including the availability of financing, cost of land, and construction costs assists a local government in developing and implementing housing and land-use programs that respond to existing conditions. While the cost of new housing is influenced by factors beyond a locality's control, municipalities can create essential preconditions (favorable zoning and development standards, fast track permit processing, etc.) that encourage and facilitate development of a variety of housing types and affordable levels.



## 1. Fiscal Constraints

Many of the constraints to new housing production stem from insufficient funding, which is a problem common throughout the State, and particularly in Guadalupe. Proposition 13 limits the increase of property assessments to two percent per year, unless the property is sold, in which case it is reassessed at its selling price. Property taxes comprise approximately seven percent of the City's total revenue while in other California cities this percentage is as much as 25 percent. The City cannot maintain needed services without steady funding.

### *Availability of Financing*

The availability of financing affects a person's ability to purchase and/or improve an existing home. For example, in Guadalupe, it can be difficult for Very Low, Low, and Moderate income first-time homebuyers to acquire sufficient savings and income to pay for a down payment, closing costs, monthly mortgage, and tax and insurance payments. It can also be challenging for these income groups to rehabilitate their homes. However, a number of private financing and government assistance programs are available to the community, as discussed in Chapter III, Resources.

### *Cost of Land*

Land costs vary according to a number of factors, and can influence the type of project built. Cost considerations include the price of the land per square foot determined by the current market as well as the intended use, the number of proposed units or density of development permitted on the site. Location, zoning, and the size of a parcel will also affect the cost of land. Land that is conveniently located in a desirable area that is zoned for residential or commercial uses will likely be more valuable, and thus more expensive, than a remote piece of land that is zoned for agricultural uses.

Primary data on direct land costs in Guadalupe are scarce. Discussion with a member of the County Assessor's office suggested that \$50,000 to \$66,000 was a reasonable "ballpark estimate" of the value of a single family residential lot with water and sewer service (Housing Element, 2004). This estimate still seems valid for the current year as median home prices in Guadalupe are approximately \$139,000 (Trulia, 2009).

### *Site Improvement Costs*

Non-governmental site improvement costs can include the cost of providing access to the site, clearing the site, and grading building pad area(s). In the case of a subdivision, such costs may also include major subdivision improvements including building roads and installing new infrastructure. As with land costs, several variables affect the amount of improvement costs including site topography (which is relatively flat in Guadalupe) and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements, as these services are required to ensure the development is constructed according to established codes and standards. In the case of the Point Sal subdivision, costs added approximately \$25,000 per lot. There is no substantial difference in lot development costs.

### *Cost of Construction*

Construction costs can vary widely depending on the environmental conditions and scale of development at the site. Important determinants of construction costs include the amenities built into the unit, materials used, the prevailing labor rate, and any unusual project site conditions that require special construction measures. In Guadalupe, expansive soils and mitigation of liquefaction risk often necessitate more extensive footings for houses that can increase construction costs. Multiple family



**IV. Constraints**

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residences such as apartments can generally be constructed for slightly less than single-family residences. With the aid of the RSMeans software, the average cost of a good quality of construction for multifamily apartment style housing would be an average of \$130 per square foot (this assumes a prevailing wage rate).

*Prevailing Wages*

State and federal law require that any affordable housing project that is assisted with government funds (e.g., CDBG, HOME, LMIH, and other federal and state funds) be constructed using prevailing wages per wage determinations adopted by the State Department of Industrial Relations and/or Federal Department of Labor. Prevailing wages typically add 25 to 30 percent to the cost of construction.

**2. Citizen Behavior**

Housing preferences have changed in the last fifty to sixty years, as consumers have more recently tended to prefer larger detached houses. These expectations are often unrealistic given the high cost of living in California. Bias towards single-family residences can result in neighbors opposing more dense and/or affordable housing.

New housing also produces increased traffic and noise. These perceptions can result in community disdain with all types of development, including housing, commercial and industrial. Community opposition can impair a city's ability to meet its housing and economic goals. This does not pose a constraint to housing development in Guadalupe.

**3. Environmental Constraints**

Residential development in the City has the potential to be constrained by environmental factors including: City boundaries and limits, protected agriculture, coastal zone proximity, flood zones, and seismic faults. Environmental constraints in an around Guadalupe are illustrated in Figure 4. The City's General Plan policies include measures to protect sensitive areas from development, and to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies. It is important to also note that these environmental factors do not constrain the land identified in Appendix B to accommodate the City's fair share housing allocation.

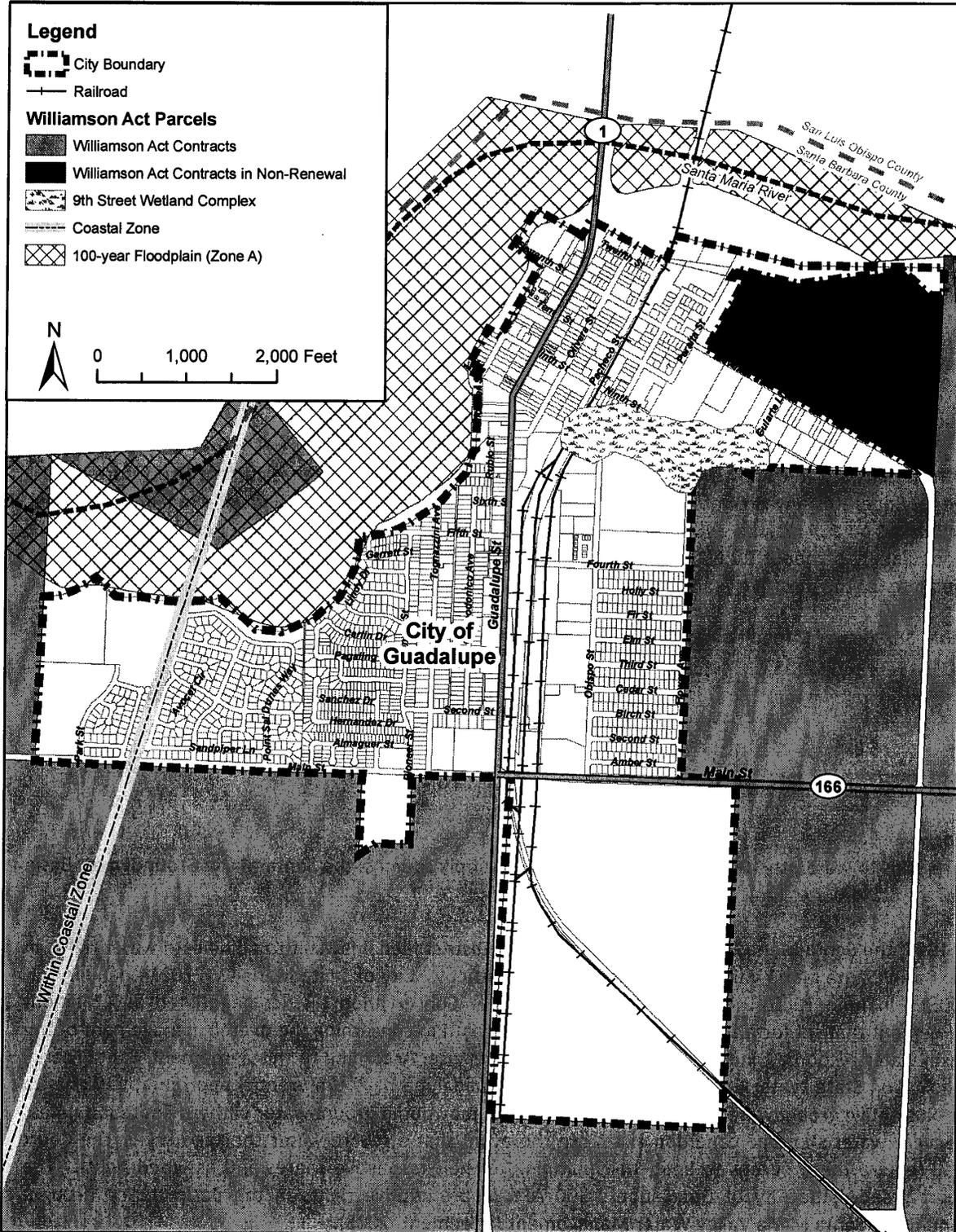
*Boundaries/Limits*

The primary limit that defines the scope of the Housing Element is the City limit. Expansion to the north is restricted by the location of the Santa Maria River to the north of the City. Expansion to the east, south, and west is constrained by the fact that nearly all the land surrounding the City in these areas is under a Williamson Act contract and therefore is not currently developable.

*Coastal Zone*

The California Coastal Commission regulates development on parcels within the Coastal Zone. Such development must comply with the Local Coastal Program, which is approved and adopted by the Coastal Commission. In Guadalupe, approximately 60 acres in the southwestern portion of the City are within the coastal zone. The City annexed this land in 1990 and prepared a local coastal plan (LCP) that was certified by the California Coastal Commission. The existing uses for the site include a community park, single family residences, open space, and the City's wastewater treatment plan. None of the 88 units allocated by SBCAG will be located in this portion of the City.





Base map source: Caltrans, 2007; Santa Barbara County, 2008; and U.S. Beaura of the Census TIGER 2000 data.

Environmental Constraints

Figure 4  
 City of Guadalupe

**IV. Constraints***Flood Zones*

Portions of land northwest of the City limits located within 100-year and 500-year flood zones. However, none of these lands are currently developed or are considered for future residential development.

*Seismic Faults*

The Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code Section 2621, et seq.) restricts development on the surface traces of known active faults mapped by the State Geologist. No Alquist-Priolo faults are within the City limits (California Geologic Survey, 1997). Twenty-one older commercial buildings in the City's downtown core have been determined to be unreinforced masonry (Cal Poly, 2009). The City is working with owners of these buildings to seismically upgrade these buildings.

**4. Infrastructure and Public Facilities**

Infrastructure and public facilities are important in evaluating the potential of developing additional residential units.

Both the City's water and sewage treatment systems are adequate to serve current and future needs. The City operates a wastewater treatment plant with a sewer capacity of about one million gallons per day. Based on a per capita wastewater generation of 80 gallons per day, the sewer could accommodate a population of about 12,000 residents. As shown in Table 38, sewer capacity will be more than adequate for the next five years.

**Table 38. Sewer Capacity and Projected Sewer Demand**

2015 Population Projection (Persons)	Gallons Per Person/Day (2008 Usage)	2015 Demand (Gallons)	Capacity (Gallons)	Percent of Capacity
6,886	80	550,880	966,000	58%

\*2009 population of 6,534+ 88 units x 4.0 persons (average household size)

*Water*

In regards to water, the City has two primary water supply sources: the Santa Maria Groundwater Basin and the State Water Project.

In 1997, the Santa Maria Valley Water Conservation District filed a lawsuit to adjudicate water rights in the Basin (Santa Maria Valley Water Conservation District vs. City of Santa Maria CV 770214, January 11, 2005). In June 2006, the Santa Maria Valley Water Conservation District negotiated a Settlement Agreement that set forth terms and conditions for a solution concerning the overall management of the Basin water resources, including rights to groundwater use. According to this agreement, Santa Maria, the Golden State Water Company, and the City of Guadalupe have preferential appropriative rights to surplus native groundwater. Therefore, these parties may pump groundwater without limitation unless a severe water shortage condition exists. In the event that a severe water shortage exists, the Court may require these parties to limit their pumping to their respective shares and assigned rights. The Court granted the City of Guadalupe 1,300 AFY of prescriptive rights in the Basin during drought conditions (Santa Maria Valley Water Management Agreement, 2005).

The City of Guadalupe derives all of its water supply from the State Water Project and the Santa Maria Ground Water Basin. Currently, the City operates two wells. The Fifth Street Well is located on Fifth



**IV. Constraints**

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Street and can pump 750 gallons per minute. In October 2008, the city added an additional well to the system (Obispo Tank Well) located just west of Obispo St. near its intersection with Fir Street. The new well serves as the lead well, which previously was the Fifth St. Well. The Fifth Street Well is now used as a back-up well. With the addition of the new well, the City will be pumping approximately 850 Acre-Feet per year from the Santa Maria Groundwater Basin. The City is also entitled to 550 Acre-Feet from the State Water Project, which is subject to change (on percent annual delivery) based on annual rainfall and Sierra Nevada snow pack.

As of October 2008, the City has scheduled its well operations and anticipated state water percent deliveries to provide sufficient combined water to meet an approximate 1070 Acre-Feet annual demand. It should be noted that these demand totals exclude the demand from the DJ Farms Property, which would change as a result of the implementation of the DJ Farms Specific Plan or Revised Specific Plan. Currently, agricultural operations at the DJ Farms Property require an estimated 800 Acre-Feet of groundwater per year; whereas under full buildout of the Revised Specific Plan, the property's water demand would be decreased to 694 Acre-Feet per year, with 463 Acre-Feet of this being provided through the groundwater basin, and the rest by State Water (DJ Farms Revised Specific Plan EIR, 2006).

The City's General Plan has identified several options to ensure adequate water supply availability, which include purchasing additional water from the State Water Project, construction of new wells, implementation of water conservation programs and managing the rate of future development to ensure consistency with available water supplies.



## V. ENERGY CONSERVATION OPPORTUNITIES

This chapter describes opportunities for conserving energy in residential development, including energy saving design, energy saving materials, and energy efficient systems and features. Areas evaluated include planning and land use and energy efficient building practices and technologies. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also considerably reduce greenhouse gas emissions. Chapter VI, Housing Action Plan, provides the goals, policies, and programs for conserving energy in new housing developments and retrofits in Guadalupe.

State law requires all new construction to comply with energy conservation standards that establish maximum allowable energy use from non-renewable sources (California Administrative Code, Title 24). These requirements apply to design components such as structural insulation, air infiltration and leakage control, setback features on thermostats, and water heating system insulation (tanks and pipes). State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes.

### A. Planning and Land Use

In addition to mandatory requirements, the way land is zoned and used can conserve energy. For example, if the general plan and zoning code encourage residential subdivision in a relatively isolated area, far from commercial facilities such as grocery stores, residents must travel longer distances to take care of their daily shopping and service needs. Also, keeping housing and jobs in balance and near each other helps to reduce energy use for commuting. Longer trips usually necessitate using an automobile (resulting in gasoline consumption) rather than walking or cycling. Changing the land use pattern can also change energy use patterns. The intent of land use planning measures is to reduce the distances of automobile travel, reduce the costs of construction, and increase the potential for residents to complete shopping and other chores without driving or by driving shorter distances.

The small, compact nature of Guadalupe and its current land use pattern are inherently energy efficient. The City encourages infill development (development on vacant or underutilized lots) and compact, contiguous development. According to the Urban Land Institute publication: *Growing Cooler* (2008), "conserving or developing infill housing within a more urban core has been shown to reduce primary energy consumption an average of 20 percent per household over newer sprawl developments." Compact development results in secondary energy savings, or embodied energy. Embodied energy is the term used for the energy spent producing the materials and finished products, like sewer pipes, electrical lines, paving materials, etc. Minimizing the length of necessary water, sewer, and electricity lines, consumes less of those products, thereby decreasing the total energy consumption.

The City's compact development also helps provide a convenient and accessible public transit system. Efficient transit service generally requires a minimum of 6 housing units per acre in residential areas (Victoria Transport Policy Institute, 2008). In Guadalupe, the older housing tracts have an average density of 7 to 10 units per acre. The newer Point Sal Dunes development has 6 units per acre. The



residential zones and mixed-use area near and in the Central Business District (CBD) of Guadalupe provides or has the potential to provide higher residential densities: up to 15 to 20 units per acre.

The City also promotes mixed-use development, particularly in the core areas of the community and along major roads, such as Guadalupe Street (State Route 1) and Main Street (State Route 166). Many residents, however, opt to do grocery and other shopping outside the city because Guadalupe lacks a large grocery store. There are stores within Guadalupe that may take care of daily essentials, but many drive to Santa Maria and neighboring communities to go shopping.

Continuing to encourage existing growth patterns will conserve energy and encourage public transit use. To reduce vehicle trips to neighboring cities, however, the City should continue to encourage additional commercial development.

## **B. Energy Efficient Practices and Technologies**

Energy usage related to housing is largely a factor of indoor heating and cooling. Energy usage also correlates with the efficiency of appliances and other mechanical systems within buildings. This includes hot water heaters, dishwashers, washers and dryers, and plumbing fixtures. In order to conserve energy in new housing developments and retrofits, the City should encourage or require the use of any of the following practices and technologies:

- Passive solar construction techniques that require proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels;
- Higher insulation levels in place of thermal mass or energy conserving window orientation;
- Active solar water heating in exchange for less insulation and/or energy conserving window treatments;
- Energy-efficient indoor and outdoor lighting, including fluorescent lighting;
- Energy-efficient appliances;
- Drought tolerant landscaping and drip irrigation for landscaping, which reduces the amount of energy needed to pump water;
- Weatherization of windows and doors;
- Individual meters for gas, electricity and water (to encourage conservation) in multi-family units;
- Photovoltaic systems;
- Deciduous trees to naturally cool buildings, create wind barriers to surrounding areas, and enhance streetscapes to encourage walking and bicycling; and
- Green building practices, which incorporate materials and construction practices that reduce a building's energy consumption.

Currently, Pacific Gas & Electric provides a variety of energy conservation services for residents and participates in several other energy assistance programs for lower income households, which help qualified homeowners and renters conserve energy and control electricity costs. These programs include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program.

The California Alternate Rates for Energy Program (CARE) provides a 15 percent monthly discount on gas and electric rates to income-qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.



The REACH Program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income customers, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their necessary energy needs.

In addition, the State Department of Community Services & Development administers a home weatherization program as part of its Low-Income Home Energy Assistance Program (LIHEAP). This program provides free energy efficiency upgrades to the dwellings of low-income families to lower their monthly utility bills.



## VI. HOUSING ACTION PLAN

This chapter provides a statement of the community's goals, policies, programs, and quantified objectives relative to the maintenance, preservation, improvement, and development of housing in Guadalupe for the 2007 to 2014 planning period.

### A. Affordable Housing Supply

**Goal A:** An adequate supply of affordable housing for all income levels.

**Policies:**

**A.1.** The City shall provide an adequate number of housing sites for both rent and purchase to accommodate its share of regional housing needs, including the number of units for each income classification.

**A.2.** The City may pursue land annexation to enable an adequate supply of appropriately zoned land with public services to accommodate projected housing needs.

**A.3.** The City shall ensure that adopted policies, regulations, and procedures do not add unnecessarily to the cost of housing while still attaining other important City objectives.

**A.4.** The City shall give high priority for permit processing to low-income residential projects.

**A.5.** The City shall continue to support the efforts of the Santa Barbara County Housing Authority within the City.

**A.6.** The City shall, through the Santa Barbara County Housing Authority or in conjunction with nonprofit or for-profit developers, apply for funds from the State and Federal governments to construct housing for low-income households.

**A.7.** The City shall continue to provide Section 8 assistance to eligible households through the Santa Barbara County Housing Authority.

**A.8.** The City's redevelopment agency shall utilize at least 20 percent of all tax increment proceeds for low and moderate income housing, in accordance with State law. Furthermore, portions of residential projects in the redevelopment area shall be developed for very low, low, and moderate-income households, as required by State law.

**A.9.** All new housing projects of 50 or more units on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, rezoning, or specific plan shall be required to pay a fee equal to two percent of the building valuation (based upon building permits) to be deposited in a housing trust fund. This fund may be used to construct lower income units, to write-down land or financing costs for lower income units, or for the rehabilitation or preservation of such units. In cases where developers actually construct units for lower income households, the City Council may waive this requirement if the Council finds that the increase in lower income units is commensurate with the increase likely to be generated through the use of fees.



**A.10.** Housing for low-income households that is required in a new residential project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical given the size of the project and other site constraints.

**A.11.** Low-income housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the City and not concentrated in a particular area or community.

**A.12.** The City shall require low-income housing units in density bonus projects to be available at the same time as the market-rate units in the project.

**A.13.** The City shall encourage the development of multi-family dwellings in locations where adequate facilities are available and where such development would be consistent with neighborhood character.

**A.14.** The City shall allow legal, non-conforming dwellings to be rehabilitated that do not meet current lot size requirements, setbacks yard requirements, and other current zoning requirements, so long as the non-conformity is not increased and there is no threat to public health and or safety.

**Programs:**

**A.1.** The City shall initiate annexation proceedings with Local Agency Formation Commission to add to the available land supply.

Responsible Department: City Manager, Planning Department  
Timeframe: On-going  
Funding: Property owners will pay for cost of annexation proceedings  
Expected Outcome: New land available for residential development

**A.2.** The City shall annually evaluate the adequacy of services and facilities for additional residential development. Service deficiencies and the cost of correcting such deficiencies will be identified and priorities will be set.

Responsible Department: City Manager  
Timeframe: Annually  
Funding: General Fund  
Expected Outcome: Annual review and priority report

**A.3.** The City shall establish priority water and sewer services procedures for developments with units affordable to lower-income households.

Responsible Department: Planning Department  
Timeframe: 2010-2011  
Funding: General Fund  
Expected Outcome: Priority water and service procedures

**A.4.** The City will comply with California State law allowing: second units in residential zones; mobile and manufactured housing in all residential zones; density bonuses for subdivisions that include an affordable housing component; relief from setback, parking, and other site development regulations, for



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projects that include an affordable housing component; and promote use of secondary units by providing a public awareness campaign to property owners, builders, and developers.

Responsible Department: Planning Department  
Timeframe: 2010-2011  
Funding: General Fund  
Expected Outcome: Zoning Ordinance Amendment and Annual Progress Report

**A.5.** The City shall require a 30-year continued affordability condition in projects that receive a density bonus that also utilize government funds. As an additional incentive, projects that do not use any government monies may be eligible for bonuses if the units have at least 20 years of continued affordability. The City will ensure all options comply with State density bonus laws.

Responsible Department: Planning Department  
Timeframe: Ongoing  
Funding: General Fund  
Expected Outcome: Annual progress report

**A.6.** The City requires that new housing projects of at least 50 units in size on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, rezoning or specific plan shall pay a fee equal to two percent of the building valuation (as determined from the building permit). Such fees are deposited into a trust fund that can be used to construct lower income housing, write-down land or financing costs, or rehabilitate or preserve existing units. These monies are collected to provide low or no-interest loans to allow additions to existing rental or ownership units for low-income households. The City will, as in program 4, ensure all options comply with State density bonus laws.

Responsible Department: Planning Department  
Timeframe: Ongoing and annual report to the City Council  
Funding: General Fund  
Expected Outcome: Additional funding for Housing trust Fund

**A.7.** The City shall through a staff liaison continue to work with the Santa Barbara County Housing Authority, People's Self Help Housing Corporation, or other non-profit agencies to secure funds through State and Federal programs for development of new low-income housing, and rehabilitation and/or room additions for existing low-income households. The City will coordinate with the County applications for new funding and will provide letters of support and technical support to nonprofits. A report will be provided annually to the City Council on progress in the endeavor.

Responsible Department: City Manager  
Timeframe: May of every year  
Funding: Various Housing Development Funds/General Fund  
Expected Outcome: Continued securing of funding for construction of low-income housing

**A.8.** The City's Redevelopment Agency shall continue to use a portion of its funds to develop low-income housing, and rehabilitate and/or provide room additions for existing low-income households, beginning in the fiscal year.



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Responsible Department: City Manager  
Timeframe: Annual Report to the City Council on progress of this program  
Funding: Redevelopment Agency revenues  
Expected Outcome: Development of low-income housing

**B. Conservation and Rehabilitation**

**Goal B:** Conservation and rehabilitation of the City's existing stock of affordable housing.

**Policies:**

**B.1.** The City shall fund redevelopment agency rehabilitation loan program to low-income households as redevelopment monies become available.

**B.2.** The City shall continue to coordinate with the Housing Authority to maintain Section 8 rent subsidies.

**B.3.** The City shall apply for funds, including CDBG grants for the purpose of rehabilitating low cost, owner occupied and rental housing.

**B.4.** Private financing of the rehabilitation of housing shall be encouraged.

**B.5.** The City shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.

**B.6.** The demolition of existing multi-family housing shall be allowed when a) the structure(s) is found to be substandard and unsuitable for rehabilitation, b) tenants are provided reasonable notice and an opportunity to purchase the property, and c) relocation assistance is provided.

**Programs:**

**B.1.** If grant application assistance is available from the Santa Barbara County Housing Authority, People's Self Help Housing Corporation, or other groups, the City shall apply annually for CDBG rehabilitation funds to enable rehabilitation (including room additions as allowed by law), for low-income households.

Responsible Department: Planning Department  
Timeframe: Annually  
Funding: CDBG Technical Assistance/General Fund  
Expected Outcome: CDBG applications annually  
Objective: 8 units rehabilitated

**B2.** The City shall coordinate its efforts with the Santa Barbara County Housing Authority to continue receiving Section 8 subsidy monies. A City staff liaison will have the responsibility of coordinating these efforts.

Responsible Department: City Manager  
Timeframe: Ongoing  
Funding: Planning Department budget  
Expected Outcome: Maintenance of existing Section 8 subsidies



**B3.** The City shall adopt an ordinance that requires tenant notice and relocation assistance in cases of demolition of multi-family housing. Such an ordinance shall provide for at least one year's notice to tenants except in cases of imminent risk to health or safety. The ordinance will also specify minimum requirements for relocation assistance for displaced tenants. Such assistance may include providing information about other available housing and providing a stipend to help offset moving expenses for low-income households.

Responsible Department: Planning Department  
Timeframe: 2010-2011  
Funding: General Fund  
Expected Outcome: New ordinance

### **C. At-Risk Units**

**Goal C:** Preservation of all at-risk units in Guadalupe.

#### **Policies:**

**C.1.** The City shall strive to preserve all at-risk dwelling units in the unincorporated County.

**C.2.** At least two years notice shall be required prior to the conversion of any units for low-income households to market rate units in any of the following circumstances:

- The units constructed with the aid of government funding.
- The units were required by an inclusionary zoning ordinance.
- The project was granted a density bonus.
- The project received other incentives.

Such a notice shall be given at least to the following:

- The City;
- HCD;
- Santa Barbara County Housing Authority; and
- Residents of at-risk units.

#### **Programs:**

**C.1.** Coordinate with the Santa Barbara County Housing Authority to maintain a list of all dwellings within the City that are subsidized by government funding or low-income housing developed through regulations or incentives. The list shall include, at a minimum, the number of units, type of government program, and the date at which the units may convert to market-rate dwellings

Responsible Department: Planning Department  
Timeframe: Ongoing with an annual update report  
Funding: General Fund  
Expected Outcome: Annually updated list

**C.2.** The City shall add to existing incentive programs, and include in all new incentive or regulatory programs, requirements, to give notice prior to conversion to market rate units.

Responsible Department: Planning Department



Timeframe: Ongoing with an annual update report  
Funding: General Fund  
Expected Outcome: Revisions to all housing incentive and regulatory programs

#### **D. Special Needs**

**Goal D:** Adequate housing for special needs groups in Guadalupe, including farmworkers, people with disabilities, and large families.

##### **Policies**

**D.1.** The City shall encourage the development of housing for farm-workers and large families.

**D.2.** Rehabilitation of rooming houses in the downtown shall be encouraged.

**D.3.** The City will encourage the removal of housing restraints for those with disabilities as outlined in Senate Bill 520 (Chapter 671 California Code).

**D.4.** The City shall provide information to migrant farmworkers about housing opportunities and services for in the area.

##### **Programs:**

**D.1.** The City shall amend its zoning ordinance to grant a density bonus, or exemption from the in-lieu fee requirement, or both, for projects that include four-bedroom units as a significant portion of the total project. The thresholds for determining the number of such units and exact size of the density increase or fee exemption shall be determined during drafting of the ordinance.

Responsible Department: Planning Director  
Timeframe: 2010-2011  
Funding: General Fund  
Expected Outcome: Zoning ordinance amendment

**D.2.** The City shall seek financing for its Redevelopment Agency's housing rehabilitation program to rehabilitate rooming houses located in the downtown. Possible sources include CDBG rehabilitation funds, tax increment financing through the redevelopment agency, and other state and federal programs (listed in Chapter III, Resources). The City will review and apply for all possible funding sources as they become available.

Responsible Department: City Manager  
Timeframe: Ongoing  
Funding: Various  
Expected Outcome: Operating rehabilitation program  
Objectives: Rehabilitate 8 units

**D.3.** The City shall adopt an ordinance that requires reasonable accommodations of the needs of disabled persons; address all aspects of the Americans with Disabilities Act in regards to home construction and retrofitting restrictions due to City Zoning Code. The City will also address financial incentives for home developers who address SB 520 issues in new construction and retrofitting existing homes.



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Responsible Department: Planning Department  
Timeframe: 2010-2011  
Funding: General Fund  
Expected Outcome: New ordinance

**D.4.** The City shall continue to provide information about housing opportunities and services for homeless persons to migrant farmworkers through the Police Department, as well as City Hall; provide information in both English and Spanish and provide other additional language material to other minority languages in the community; and survey the community for the need of other language material.

Responsible Department: Police Department, City Manager  
Timeframe: Ongoing  
Funding: General Fund  
Expected Outcome: Continued availability of housing information

**D.5.** The City shall cooperate with Santa Barbara County and other agencies in the development of programs aimed at providing farmworker housing. The City shall contact farmworker advocacy groups to participate and hold the hearings in both English and Spanish.

Responsible Department: Planning Director  
Timeframe: Ongoing  
Funding: General Fund  
Expected Outcome: Continued coordination and development of farmworker housing

**E. Energy Conservation**

**Goal E:** Energy efficient housing units that result in a reduction in energy costs to Guadalupe residents.

**Policies:**

**E.1.** All new dwelling units shall be required to meet current State requirements for energy efficiency, and retrofitting of existing units shall be encouraged.

**E.2.** New land use patterns shall encourage energy efficiency, to the extent possible.

**Programs:**

**E.1.** The City shall continue to implement Title 24 of the California Code on all new development.

Responsible Department: Building Department  
Timeframe: Ongoing  
Funding: Plan check fees  
Expected Outcome: Implementation of Title 24

**E.2.** The City shall work with PG&E to encourage existing residents to participate in energy efficiency retrofit programs. The City will consider sponsoring an energy awareness program, in conjunction with PG&E to educate residents about the benefits of various retrofit programs.

Responsible Department: Planning Department



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Timeframe: Ongoing  
Funding: General Fund/PG&E  
Expected Outcome: Increased awareness of energy efficiency programs

**E.3.** The City shall amend the subdivision ordinance to implement the subdivision map act related to subdivision orientation for solar access.

Responsible Department: Planning Department  
Timeframe: 2011-2012  
Funding: General Fund  
Expected Outcome: Subdivision Ordinance amendment

**E.4.** New annexations to the City shall be contiguous to the existing City to maintain compact urban form and energy efficiency.

Responsible Department: Planning Department  
Timeframe: Ongoing  
Funding: General Fund  
Expected Outcome: Efficient, contiguous City expansion

**E.5.** The City shall apply for or support applications for affordable housing funds from agencies that reward and incentivize good planning. Examples include the HCD's Multifamily Housing Program (MHP) and California Tax Credit Allocation Committee resources which provide competitive advantage for affordable infill housing and affordable housing built close to jobs, transportation, and amenities.

Responsible Department: City Manager  
Timeframe: Ongoing  
Funding: Various  
Expected Outcome: Funding for rehabilitation program

**E.6.** Partner with public utility districts and private energy companies to promote free energy audits for low-income owners and renters, rebate programs for installing energy efficient features/appliances and public education about ideas to conserve energy.

Responsible Department: Planning Department  
Timeframe: Ongoing  
Funding: Various  
Expected Outcome: Conserved energy

**F. Equal Opportunity Housing**

**Goal F:** To assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.

**Policies:**

**F.1.** The City declares that all persons regardless of race, creed, age or sex to have equal access to sound and affordable housing.



**F.2.** The City will promote the enforcement of the policies of the State Fair Employment and Housing Commission.

**Programs:**

**F.1.** The City will continue to provide information from the Housing Authority and Department of Equal Housing and Employment regarding housing and tenant rights at City Hall. And the City will continue to provide information in Spanish as well as review the need for any third language information in Guadalupe.

Responsible Department: Planning Department  
 Timeframe: Ongoing  
 Funding: General Fund  
 Expected Outcome: Distribution of information regarding equal access to housing

**F.2.** The City will refer persons experiencing discrimination in housing to California Rural Legal Assistance. The City shall sponsor workshops on fair housing laws and how those who are victims of discrimination to address their grievances.

Responsible Department: All City Departments that receive complaints  
 Timeframe: Ongoing  
 Funding: General Fund  
 Expected Outcome: Distribution of information

**F.3.** The City shall notify People’s Self Help Housing Corporation, Santa Barbara County Housing Authority, California Rural Legal Assistance and local churches, as well as post notices at significant public locations, prior to any public hearing where the City is considering amending or updating the housing element.

Responsible Department: Planning Department  
 Timeframe: Prior to any Public Hearing  
 Funding: General Fund  
 Expected Outcome: Awareness of Housing Element updates, increased participation at housing workshops

**G. Quantified Objectives**

Table 39 provides an estimate of the number of units likely to be constructed by income level during the planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources and constraints. The target of 88 units in total meets the 2007-2014 RHNA plan adopted for the City of Guadalupe by SBCAG (refer to Section II for a discussion of the City’s allocation in the RHNA process).

**Table 39. Quantified Objectives**

Program Category	New Construction Units	Rehabilitation Units
Extremely Low	10	
Very Low	10	
Low	12	3
Moderate	15	5
Above Moderate	33	
<b>Total</b>	<b>80</b>	<b>8</b>



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## **APPENDIX A: EVALUATION OF 2004 HOUSING ELEMENT**

Government Code Section 65588(a) requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives, and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element and evaluates the degree to which these programs have been implemented during the previous planning period, 2004 through 2008. This analysis also includes an assessment of the appropriateness of goals, objectives, policies, and programs. The findings from this evaluation have been instrumental in determining the City's 2009 Housing Action Plan within the Housing Element update.

### **A. Program Evaluation**

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

### **B. Appropriateness of Goals and Policies**

Table A-2 evaluates the appropriateness of previous goals and policies, and identifies any changes that are called for in response to the City's experience during the past planning period.

### **C. Progress in Meeting Quantified Objectives**

Table A-3 presents the City's progress in meeting the quantified objectives from the previous Housing Element.



**Table A-1. 2004 Housing Element Program Evaluation – City of Guadalupe**

Program	Responsible Agency	Timeframe	Evaluation/Accomplishments	Future Policies and Actions
1. Initiate annexation proceedings with Local Agency Formation Commission	City Manager, Planning Department	On-going	Annexation request for Minami Specific Plan undergoing environmental review. Potential new annexation request for new RV Park under discussion with developer.	Continue program
2. Evaluate adequacy of services and facilities for additional residential development; identify deficiencies and set priorities	City Manager	Annually	Ongoing part of development review process.	Continue program
3. Comply with California State law allowing second units in residential zones; mobile and manufactured housing in all residential zones; density bonuses for subdivisions that include an affordable housing component; relief from setback, parking, and other site development regulations, for projects that include an affordable housing component; and promote use of secondary units by providing a public awareness campaign to property owners, builders, and developers	Planning Department	July 30, 2004	A zoning ordinance amendment (Ordinance 2008-391) that established a Planned Residential Development Overlay was adopted in 2008. The Planned Development Overlay allows for flexibility in zoning ordinance standards for certain residential projects that are determined to be beneficial to the City or help achieve City goals for provision of housing to special needs groups or to provide affordable housing. The overlay also provides for density bonus of up to 15% for projects with an affordable housing component. Comprehensive zoning ordinance update was brought forward, but was shelved. The City will need to reinitiate this process.	Continue program
4. Require a 30-year continued affordability condition in projects that receive a density bonus; provide bonuses to units that have at least 20 years of affordability that do not use any government monies; and ensure all options comply with State density bonus laws	Planning Department	On-going	On-going as part of City review of such projects.	Continue program

Program	Responsible Agency	Timeframe	Evaluation/Accomplishments	Future Policies and Actions
<p>5. Require that new housing projects of at least 50 units in size on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, rezoning or specific plan shall pay a fee equal to two percent of the building valuation; deposit such fees into a trust fund that can be used to construct lower income housing; write-down land or financing costs, or rehabilitate or preserve existing units; provide low or no-interest loans with monies collected, to allow additions to existing rental or ownership units for low-income households; and ensure all options comply with State density bonus laws</p>	<p>Planning Department</p>	<p>Ongoing and annual report to the City Council</p>	<p>On-going as part of City review of such projects.</p>	<p>Continue program</p>
<p>6. Work with the Santa Barbara County Housing Authority, People's Self Help Housing Corporation, or other non-profit agencies to secure funds through state and federal programs for development of new low-income housing, and rehabilitation and/pr room additions for existing low-income households; coordinate with the county applications for new funding and provide letters of support and technical support to nonprofits; and provide a report annually to the City Council on progress</p>	<p>City Manager</p>	<p>May of every year</p>	<p>On-going with correspondence going out annually.</p>	<p>Continue program</p>
<p>7. Use a portion of available funds to develop low-income housing, and rehabilitate and/or provide room additions for existing low-income households</p>	<p>City Manager</p>	<p>Annually to City Council</p>	<p>Habitat property and Unreinforced Masonry Program rehabilitation of rental units.</p>	<p>Continue program</p>
<p>8. Apply annually for CDBG rehabilitation funds to enable rehabilitation for low-income households</p>	<p>Planning Department</p>	<p>Annually</p>	<p>The City has an existing loan from CDBG and uses these funds in the rehabilitation program.</p>	<p>Continue program</p>
<p>9. Coordinate efforts with the Santa Barbara County Housing Authority to continue receiving Section 8 subsidy monies</p>	<p>City Manager</p>	<p>Ongoing</p>	<p>Existing Section 8 rental subsidies are being maintained.</p>	<p>Continue program</p>
<p>10. Adopt an ordinance that requires tenant notice and relocation assistance in cases of demolition of multi-family housing; provide for at least one year's notice to tenants except in cases of imminent risk to health or safety; specify minimum requirements for relocation assistance for displaced tenants; and include providing information about other available housing and providing a stipend to help offset moving expenses for low-income households</p>	<p>Planning Department</p>	<p>2004</p>	<p>A comprehensive zoning ordinance update was initiated, but was put on hold. The City will need to reinstate this process.</p>	<p>Continue program</p>

Program	Responsible Agency	Timeframe	Evaluation/Accomplishments	Future Policies and Actions
<p>11. Coordinate with the Santa Barbara County Housing Authority to maintain a list of all dwellings within the City that are subsidized by government funding or low-income housing developed through regulations or incentives; include on the list, the number of units, type of government program, and the date at which the units may convert to market-rate dwellings</p>	<p>Planning Department</p>	<p>Ongoing with an annual report</p>	<p>List has been developed by City and is periodically updated as new units are developed.</p>	<p>Continue program</p>
<p>12. Add to existing incentive programs, and include in all new incentive or regulatory programs, requirements, to give notice prior to conversion to market rate units</p>	<p>Planning Department</p>	<p>Ongoing with an annual report</p>	<p>15% density bonus for residential projects with affordable housing component has been included in zoning ordinance as part of the Planned Residential Development Ordinance (Ord. 2008-391). This ordinance also provides for flexibility in zoning standards to allow for creative designs and as an incentive to development and redevelopment. Notice requirements for conversion to market rate units are incorporated as conditions of approval in consideration of development permits.</p>	<p>Continue program</p>
<p>13. Amend the zoning ordinance to grant a density bonus, or exemption from the in-lieu fee requirement, or both, for projects that include four-bedroom units as a significant portion of the total project; and determine the number of such units and exact size of the density increase or fee exemption</p>	<p>Planning Director</p>	<p>2004</p>	<p>Density bonus provision included in Planned Residential Development Ordinance (Ord. 2008-391). A more comprehensive zoning ordinance update was initiated, but was put on hold. The City will need to reinstate this process.</p>	<p>Continue program</p>
<p>14. Seek financing for the Redevelopment Agency's housing rehabilitation program to rehabilitate rooming houses located in the downtown, and review and apply for all possible funding sources as they come available</p>	<p>City Manager</p>	<p>Annually</p>	<p>The City's Unreinforced Masonry Program provides funding for rehabilitation of housing in URM buildings. On-going effort for other projects.</p>	<p>Continue program</p>
<p>15. Adopt an ordinance that requires reasonable accommodations of the needs of disabled persons; address all aspects of the Americans with Disabilities Act in regards to home construction and retrofitting restrictions due to City Zoning Code; and address financial incentives for home developers who address SB 520 issues in new construction and retrofitting existing homes</p>	<p>Planning Department</p>	<p>2004</p>	<p>Compliance with ADA reasonable accommodations requirements met with adherence to Building Code. For SB 520 issues, a comprehensive zoning ordinance update was initiated, but was put on hold. The City will need to reinstate this process.</p>	<p>Continue program</p>

Program	Responsible Agency	Timeframe	Evaluation/Accomplishments	Future Policies and Actions
16. Provide information about housing opportunities and services for homeless persons to migrant farm-workers through the Police Department, as well as City Hall; provide information in both English and Spanish and provide other additional language material to other minority languages in the community; and survey the community for the need of other language material	Police Department, City Manager	July, 2004	Information is provided as part of police patrols and contacts. Information is also available at City Hall.	Continue program
17. Cooperate with Santa Barbara County and other agencies in the development of programs aimed at providing farm-worker housing; hold a public hearing to determine level and scope of needs in the community; and contact farm-worker advocacy groups to participate and hold the hearings in both English and Spanish	Planning Director	August, 2004	On-going outreach efforts with partner agencies. Need for farm-worker housing a component of Housing Element community workshops held on October 23, 2008; November 20, 2008; February 5, 2009; February 26, 2009; and March 12, 2009.	Continue program
18. Require all new dwelling units to meet current State requirements for energy efficiency; and encourage retrofitting of existing units	Building Department	Ongoing	Title 24 requirements verified during Building Permit plan check process.	Continue program
19. Work with PG&E to encourage existing residents to participate in energy efficiency retrofit programs; and consider sponsoring an energy awareness program, in conjunction with PG&E to educate residents about the benefits of various retrofit programs	Planning Department	Ongoing	On-going work with PGE and dissemination of energy efficiency in electrical utility bills.	Continue program
20. Amend subdivision ordinance to implement the subdivision map act related to subdivision orientation for solar access	Planning Department	2004	Solar orientation considered as part of the development review process. A comprehensive update to the City's Subdivision Ordinance was initiated, but was put on hold. The City will need to reinstate this process.	Continue program
21. New annexations shall be contiguous to the existing City to increase compact urban form and energy efficiency	Planning Department	Ongoing	Annexation (LAFCO 07-10) approved on September 6, 2007 met this criteria. On-going part of review of annexation projects that are proposed.	Continue program

Program	Responsible Agency	Timeframe	Evaluation/Accomplishments	Future Policies and Actions
22. Amend the zoning ordinance to allow for mixed residential and commercial development, where appropriate; and identify adequate sites that could allow mixed-use development	Planning Department	2004	Planned Residential Development Ordinance (Ord. 2008-391) allows for a commercial component to a primarily residential development. Mixed use development also in General Commercial Zoning District as well as in Mixed Use and Neighborhood Commercial Zoning Districts in DJ Farms Specific Plan Area.	Program completed
23. Amend the subdivision ordinance to require that new subdivisions include transit opportunities and bicycle and pedestrian routes	Planning Department	2004	Transit opportunities and provision for non-vehicular mode of travel considered as part of the development review process. A comprehensive update to the City's Subdivision Ordinance was initiated, but was put on hold. The City will need to reinstate this process.	Continue program
24. Continue to provide information from the Housing Authority and Department of Equal Housing and Employment regarding housing and tenant rights at City Hall; and continue to provide information in Spanish as well as review the need for any third language information in Guadalupe	Planning Department	Ongoing	Information on housing and tenant rights is available at City Hall and provided as needed.	Continue program
25. Refer persons experiencing discrimination in housing to California Rural Legal Assistance; and sponsor workshops on fair housing laws and how those who are victims of discrimination to address their grievances	All City Departments that receive complaints	Workshop in November, 2005 and ongoing	Workshop held in November 2005. Referrals to California Rural Legal Assistance are made if complaints received.	Continue program
26. Notify People's Self Help Housing Corporation, Santa Barbara County Housing Authority, California Rural Legal Assistance and local churches, as well as post notices at significant public locations, prior to any public hearing where the City is considering amending or updating the housing element	Planning Department	Prior to any public hearings	No amendments to the 2004 Housing Element were made. These agencies will be notified of the availability of the draft 2009 Housing Element as well as of the public hearings for consideration of the updated Housing Element.	Continue program

**Table A-2. Appropriateness of 2004 Housing Element Goals and Policies – City of Guadalupe**

Goal	Policy	Appropriateness
<b>Goal A: To provide a continuing supply of affordable housing to meet the needs of existing and future Guadalupe residents in all income categories.</b>		Still appropriate – retain
	Policy A.1. Adopt policies, programs and procedures to try to achieve its fair share regional housing allocation, including the numbers of units for each income classification.	Still appropriate – retain
	Policy A.2. Pursue land annexation to enable an adequate supply of appropriately zoned land with public services to accommodate projected housing needs.	Still appropriate – retain
	Policy A.3. Ensure that adopted policies, regulations and procedures do not add unnecessarily to the cost of housing while still attaining other important City objectives.	Still appropriate – retain
	Policy A.4. Give high priority for permit processing to low-income residential projects.	Still appropriate – retain
	Policy A.5. Support the efforts of the Santa Barbara County Housing Authority within the City.	Still appropriate – retain
	Policy A.6. Apply for funds from the state and federal governments to construct housing for low-income households.	Still appropriate – retain
	Policy A.7. Provide Section 8 assistance to eligible households through the Santa Barbara County Housing Authority.	Still appropriate – retain
	Policy A.8. Utilize at least 20% of all tax increment proceeds for low and moderate income housing, in accordance with State law. Furthermore, portions of residential projects in the redevelopment area shall be developed for very low, low and moderate-income households, as required by State law.	Still appropriate – retain
	Policy A.9. All new housing projects of 50 or more units on land that has received an increase in allowable density through either a public of privately initiated general plan amendment, rezoning or specific plan shall be required to pay a fee equal to two percent of the building valuation (based upon building permits) to be deposited in a housing trust fund. This fund may be used to construct lower income units, to write-down land or financing costs for lower income units, or for the rehabilitation or preservation of such units. In all cases where developers actually construct units for lower income households, the city Council may waive this requirement if the Council finds that the increase in lower income units is commensurate with the increase likely to be generated through the use of fees.	Still appropriate – retain
	Policy A.10. Housing for low-income households that is required in a new residential project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical given the size of the project and other site constraints.	Still appropriate – retain
	Policy A.11. Low-income housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the City and not concentrated in a particular area or community.	Still appropriate – retain
	Policy A.12. Require low-income housing units in density bonus projects to be available at the same time as the market-rate units in the project.	Still appropriate – retain
	Policy A.13. Encourage the development of multi-family dwellings in locations where adequate facilities are available and where such development would be consistent with neighborhood character.	Still appropriate – retain
	Policy A.14. Allow dwellings to be rehabilitated that do not meet current lot size requirements, setbacks yard requirements, and other current zoning requirements, so long as the non-conformity is not increased and there is no threat to public health and or safety.	Still appropriate – retain
<b>Goal B: To conserve and rehabilitate the City's current stock of affordable housing.</b>		Still appropriate – retain
	Policy B.1. Fund redevelopment agency rehabilitation loan program to low-income households as redevelopment monies become available.	Still appropriate – retain

Goal	Policy	Appropriateness
	Policy B.2. Coordinate with the Housing Authority to maintain Section 8 rent subsidies.	Still appropriate – retain
	Policy B.3. Apply for CDBG grants for the purpose of rehabilitating low cost, owner occupied and rental housing.	Still appropriate – retain
	Policy B.4. Encourage private financing of the rehabilitation of housing.	Still appropriate – retain
	Policy B.5. Require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.	Still appropriate – retain
	Policy B.6. Allow the demolition of existing multi-family housing when a) the structure(s) is found to be substandard and unsuitable for rehabilitation, b) tenants are provided reasonable notice and an opportunity to purchase the property, and c) relocation assistance is provided.	Still appropriate – retain
<b>Goal C: Preserve all at-risk units in Guadalupe.</b>		
	Policy C.1. Strive to preserve all at-risk dwelling units in Guadalupe.	Still appropriate – retain
	Policy C.2. At least 2 years notice shall be required prior to the conversion of any units for low-income households to market rate units in any of the following circumstances: <ul style="list-style-type: none"> <li>• Units constructed with the aid of government funding.</li> <li>• Units were required by an inclusionary zoning ordinance.</li> <li>• Project was granted a density bonus.</li> <li>• Project received other incentives.</li> </ul> Such a notice shall be given to the City, HCD, Santa Barbara County Housing Authority and Residents of at-risk units.	Still appropriate – retain
<b>Goal D: Meet the housing needs of special groups of Guadalupe residents, including farm-workers, people with disabilities and large families.</b>		
	Policy D.1. Encourage development of housing for farm-workers and large families.	Still appropriate – retain
	Policy D.2. Encourage rehabilitation of rooming houses in the downtown.	Still appropriate – retain
	Policy D.3. Encourage the removal of housing restraints for those with disabilities as outlined in Senate Bill 520 (Chapter 671 California Code).	Still appropriate – retain
<b>Goal E: Continue to avoid significant homelessness in Guadalupe.</b>		
	Policy E.1. Provide information to migrant farm-workers about housing opportunities and services for homeless individuals in the area.	Still appropriate – retain
<b>Goal F: Increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Guadalupe residents.</b>		
	Policy F.1. Require all new dwelling units to meet current State requirements for energy efficiency; encourage retrofitting of existing units.	Still appropriate – retain
	Policy F.2. Encourage energy efficiency on new land use patterns.	Still appropriate – retain
<b>Goal G: Assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.</b>		
	Policy G.1. Declare all persons regardless of race, creed, age or sex to have equal access to sound and affordable housing.	Still appropriate – retain
	Policy G.2. Promote the enforcement of the policies of the State Fair Employment and Housing Commission.	Still appropriate – retain

**Table A-3. Progress in Achieving Quantified Objectives (January 2001-July 2008 RHNP)**

<b>Program Category</b>	<b>Quantified Objective</b>	<b>Progress</b>
<i>New Construction</i>		
Very Low	20	39
Low	14	91
Moderate	19	39 <sup>8</sup>
Above Moderate	30	38 <sup>9</sup>
<b>Total</b>	<b>83</b>	<b>207</b>

<sup>8</sup> Three apartment units were developed in 2006 as part of a mixed-use addition to the Lantern Hotel at 898 Guadalupe Street. Two of these apartments have rents at the moderate income level and one has a rent at the above moderate income level.

<sup>9</sup> Includes 74 rental units on 3.3 acre property (La Plaza Villas) which are market rate with rents that range between \$875/mo and \$1400/mo.



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## APPENDIX B: RESIDENTIAL LAND INVENTORY

The purpose of the land inventory is to identify specific sites suitable for residential development in order to compare the local government's regional housing need allocation with its residential development capacity. The inventory assisted the City in determining whether there are sufficient sites to accommodate the regional housing need of 88 residential units, and by income category. The site inventory and analysis also helped the City determine whether program actions needed to be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new construction need. Preparing the inventory and accompanying site suitability analysis consisted of a two step process – determining site suitability and appropriate density.

In 2008, the Santa Barbara County Council of Governments approved the Regional Housing Needs Plan (RHNP). Guadalupe was assigned a portion of the regional housing need for a total of 88 new housing units as follows:

Income Group	Households	Percent
Above Moderate	33	37%
Moderate	20	23%
Low	15	17%
Very Low *	20	11.5%
<b>Total</b>	<b>88</b>	<b>100%</b>

Source: SBCAG, Regional Housing Needs Allocation Plan, 2008

\* Half of these units, or 10, are allocated for Extremely Low-income (ELI) housing

To accommodate the 88 new RHNA units, focus is placed on development potential of vacant land (infill sites) and the DJ Farms Specific Plan area. Development potential is based on the residential density standards outlined in the City's Zoning Code.

### A. Vacant Land

In 2008, the California Polytechnic State University, City and Regional Planning Department, conducted a parcel-specific inventory of vacant land within the City. The inventory revealed that there are 62 acres of vacant land that is appropriately zoned, available, and suitable to accommodate the 88 RHNA units. As discussed in Chapter IV, Constraints, there are no known environmental constraints to development of these parcels and public service capacity levels are adequate. Table B-1 summarizes the vacant residential sites inventory and indicates realistic opportunities for the provision of housing to all income segments within the community. Based on the residential densities set forth in the Zoning Code, the sites can accommodate approximately 763 units, which exceeds the needed 88 RHNA units.

**Table B-1. Vacant Residential Sites Inventory – Guadalupe, 2008**

Parcel Number	Parcel Size	General Plan Designation	Zoning Designation	Density (du/acre)	Realistic Unit Capacity	Income Group Affordability	On-Site Constraints
113-330-012	0.37	Low Density	R-1	6	2	Above Moderate, Moderate	None
113-370-037	0.27	Low Density	R-1	6	1	Above Moderate, Moderate	None
113-370-038	0.25	Low Density	R-1	6	1	Above Moderate, Moderate	None

Parcel Number	Parcel Size	General Plan Designation	Zoning Designation	Density (du/acre)	Realistic Unit Capacity	Income Group Affordability	On-Site Constraints
113-390-042	0.17	Low Density	R-1	6	1	Above Moderate, Moderate	None
113-390-043	0.17	Low Density	R-1	6	1	Above Moderate, Moderate	None
113-390-044	0.16	Low Density	R-1	6	1	Above Moderate, Moderate	None
113-390-045	0.18	Low Density	R-1	6	1	Above Moderate, Moderate	None
113-390-046	0.20	Low Density	R-1	6	1	Above Moderate, Moderate	None
113-390-047	0.20	Low Density	R-1	6	1	Above Moderate, Moderate	None
113-390-048	0.15	Low Density	R-1	6	1	Above Moderate, Moderate	None
113-390-049	0.15	Low Density	R-1	6	1	Above Moderate, Moderate	None
113-390-050	0.19	Low Density	R-1	6	1	Above Moderate, Moderate	None
115-042-003	0.12	Low Density	R-1	6	1	Above Moderate, Moderate	None
115-042-007	0.46	Low Density	R-1	6	3	Above Moderate, Moderate	None
115-042-008	0.23	Low Density	R-1	6	1	Above Moderate, Moderate	None
115-042-015	0.12	Low Density	R-1	6	0	Above Moderate, Moderate	None
115-121-003	0.11	Low Density	R-1	6	0	Above Moderate, Moderate	None
115-122-001	0.18	Low Density	R-1	6	1	Above Moderate, Moderate	None
115-132-016	0.22	Low Density	R-1	6	1	Above Moderate, Moderate	None
115-132-019	0.52	Low Density	R-1	6	3	Above Moderate, Moderate	None
115-201-011	0.18	Low Density	R-1	6	1	Above Moderate, Moderate	None
115-201-012	0.17	Low Density	R-1	6	1	Above Moderate, Moderate	None
115-201-013	0.18	Low Density	R-1	6	1	Above Moderate, Moderate	None
115-230-010	0.25	Low Density	R-1	6	1	Above Moderate, Moderate	None
115-230-013	0.62	Low Density	R-1	6	4	Above Moderate, Moderate	None
115-082-021	1.03	Medium Density	R-2	11.5 <sup>10</sup>	15	Moderate, Low	None
115-032-005	0.11	High Density	R-3	20 <sup>11</sup>	2	Low, Very Low, Extremely Low	None
115-034-016	0.33	High Density	R-3	20	8	Low, Very Low, Extremely Low	None
115-035-001	0.35	High Density	R-3	20	9	Low, Very Low, Extremely Low	None

<sup>10</sup> 10 units/acre density from Land Use Element plus up to 15% density bonus, for maximum density of 11.5 units/acre.

<sup>11</sup> Default density standard appropriate to accommodate housing for lower-income households in Santa Barbara County allowed under Government Code Section 65583.2(c)(3)(B).

Parcel Number	Parcel Size	General Plan Designation	Zoning Designation	Density (du/acre)	Realistic Unit Capacity	Income Group Affordability	On-Site Constraints
115-035-006	0.17	High Density	R-3	20	4	Low, Very Low, Extremely Low	None
115-036-002	0.12	High Density	R-3	20	3	Low, Very Low, Extremely Low	None
115-036-015	0.12	High Density	R-3	20	3	Low, Very Low, Extremely Low	None
115-042-006	0.34	High Density	R-3	20	8	Low, Very Low, Extremely Low	None
115-102-013	0.17	High Density	R-3	20	4	Low, Very Low, Extremely Low	None
115-102-015	0.17	High Density	R-3	20	4	Low, Very Low, Extremely Low	None
115-102-016	0.17	High Density	R-3	20	4	Low, Very Low, Extremely Low	None
115-102-017	0.17	High Density	R-3	20	4	Low, Very Low, Extremely Low	None
115-102-018	0.17	High Density	R-3	20	4	Low, Very Low, Extremely Low	None
115-121-002	0.09	High Density	R-3	20	3	Low, Very Low, Extremely Low	None
115-121-007	0.97	High Density	R-3	20	25	Low, Very Low, Extremely Low	None
115-063-019	0.18	High Density	R-3	20	4	Low, Very Low, Extremely Low	None
<b>Sub-Total</b>					<b>118</b>		
<b>DJ Farms Specific Plan Area</b>							
113-080-024*	22.5	Low Density	R-1-SP	1-6	135	Above Moderate, Moderate	None
	7	Medium Density	R-2-SP	6-10	70	Moderate, Low	None
	22	High Density	R-3-SP	10-20	440	Low, Very Low, Extremely Low	None
<b>Sub-Total</b>					<b>645</b>		
<b>Total</b>					<b>763</b>		

\*The Specific Plan area has not yet been subdivided.

Source: Cal Poly Land Use Inventory, 2008; DJ Farms Specific Plan, 1995; City of Guadalupe General Plan; City of Guadalupe Zoning Code

## Revised DJ Farms Specific Plan

The Revised DJ Farms Specific Plan (2006), as mentioned in the Land Availability discussion (Section III.A), would provide additional opportunities to meet housing needs in Guadalupe. The revision designates about 126 acres of the area for residential land use and would increase the total residential development potential of the DJ Farms Specific Plan area to approximately 980 additional primary residential uses and an estimated 78 second units (Table B-2). One of the goals of the Revised Specific Plan is to provide additional housing for Guadalupe residents that is both affordable and attractive, and to "help meet Guadalupe's regional fair share housing allocation" (p. III-9). It also states that a variety of housing types should be developed to accommodate a range of household incomes.

As the Revised Specific Plan has not been adopted and because the revised plan would result in more rather than less residential development potential, the analysis of vacant residential sites in this element utilizes the potential residential buildout in the 1995 DJ Farms Specific Plan.



**Table B-2. Proposed Residential Development for the Revised DJ Farms Specific Plan**

Proposed Land Use Designation	Proposed Zoning Designation	Land Available (acres)	Proposed Density (units per acre)	Total Units**	Income Group Affordability	Environmental Constraints
Very Low Density	VLDR-5	20	5	97	Above Moderate	None
Low Density	LDR-8	50	8	395	Moderate	None
Low-Medium Density	LMDR-7	10	8	79	Moderate	None
Medium Density <sup>12</sup>	MDR-12	16	10	156	Low	None
Residential Small Lot <sup>13</sup>	RSL-1	30	13	331	Low	None
Total	-	126	-	980		-

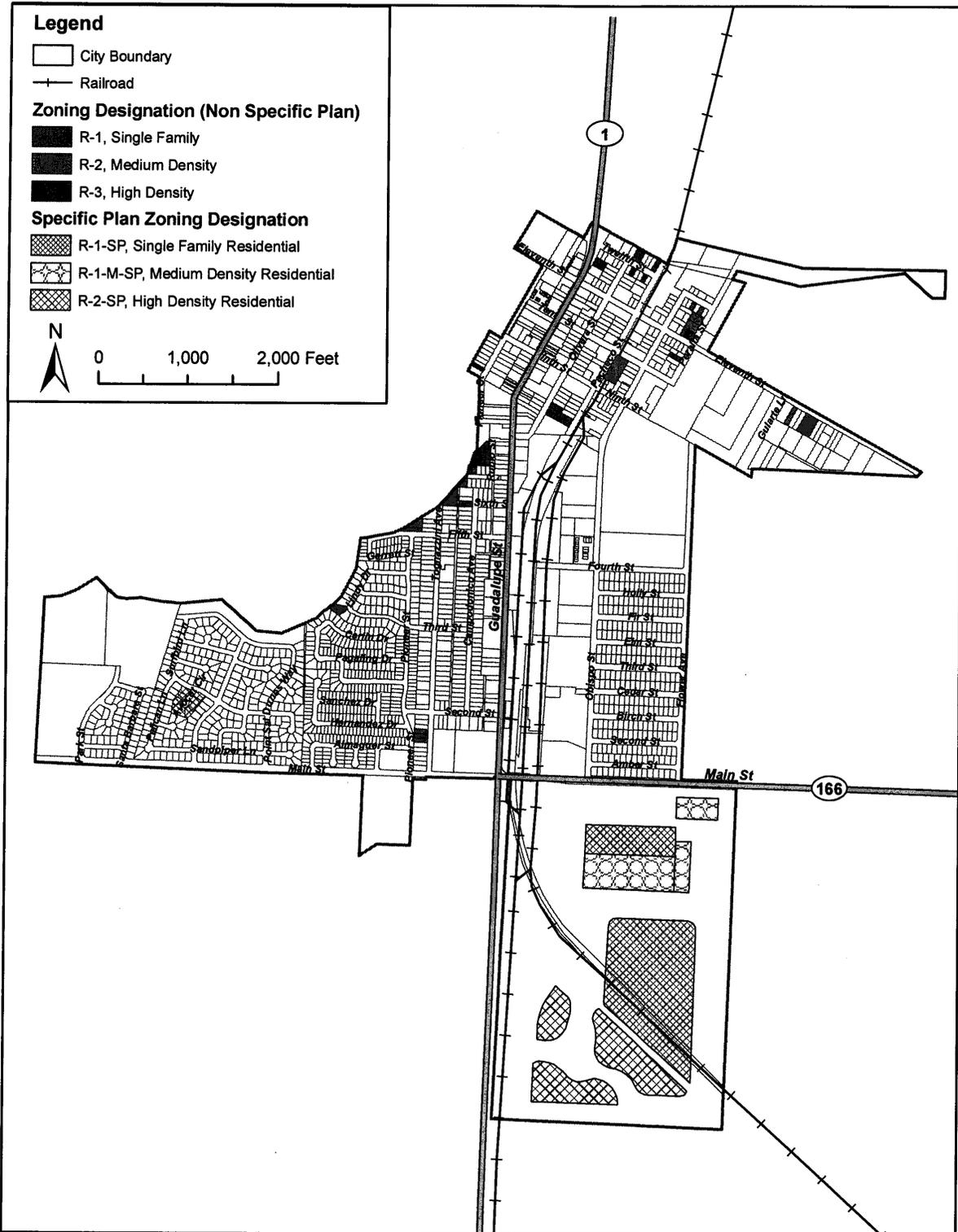
\*Total units assumes less than maximum allowable density will be built

Source: Revised DJ Farms Specific Plan, 2006

<sup>12</sup> The Revised Specific Plan calls for the development of second units (i.e. a casitas, granny flat, or above garage unit).

<sup>13</sup> The Revised Specific Plan states the Residential Small Lot (RSL-1) designation is intended to provide opportunities for the most affordable dwelling unit type and will be subject to a Planned Development Permit.





Base map source: U.S. Bureau of the Census TIGER 2000 data;  
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Vacant Residential Parcels

Figure B-1  
 City of Guadalupe



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## APPENDIX C: DEVELOPMENT FEES

	Fee Description	Required Fee or Deposit	
1	Environmental Clearance Review - Major (w/ Notice of Exempt)	<b>\$513.50</b>	set fee
2	Environmental Clearance Review - Minor (w/o NOE)	<b>\$257.29</b>	set fee
3	Env N.D. - Simple	<b>\$1,130.00</b>	deposit
4	Env N.D. - Complex (Mitigated Negative Declaration)	100% estimated cost (minimum of \$2608.00)	deposit
5	Addendum EIR	Minimum of 15% of contract cost (or \$5,853.95, whichever is greater)	deposit
6	EIR or Supplemental EIR (initial deposit set at 15% of estimated cost or \$23,414.78, whichever is greater)	Minimum of 15% of contract cost (minimum of \$23,415.78, whichever is greater)	deposit
7	Permit Compliance and/or Mitigation Monitoring	TBD by staff (\$1,000 min)	deposit
8	Conditional Use Permit (CUP) minor (addition of <1500 s.f. or new use determination only)	<b>\$495.00</b>	deposit
9	Conditional Use Permit (CUP) sub-major (new structure or addition of <5000 s.f.)	<b>\$1,490.00</b>	deposit
10	Conditional Use Permit (CUP) major (addition or new structure of >5000 s.f.)	<b>\$2,820.00</b>	deposit
11	CUP for Temporary Use - Planning Commission	<b>\$363.00</b>	deposit
12	Temporary Structures - Zoning Administrator	<b>\$245.40</b>	deposit
13	CUP - Temporary Use for outdoor sales	<b>\$363.00</b>	deposit
14	Variance	<b>\$1,315.00</b>	deposit
15	PD Overlay permit minor <10K s.f.	<b>\$2,300.00</b>	deposit
16	PD permit major >10K s.f.	<b>\$4,590.00</b>	deposit
17	Annexation - Minor (<10,000 s.f. lot area)	<b>\$4,056.14</b>	deposit
18	Annexation and/or Sphere of Influence Amendment	<b>\$8,770.00</b>	deposit
19	GP Amendment - text change only or minor (<10,000 s.f. development or lot area)	<b>\$3,550.00</b>	deposit
20	GP Amendment - major (>10,000 s.f. development or lot area)	<b>\$7,170.00</b>	deposit
21	Zoning Code Text Amendment	<b>\$2,450.00</b>	deposit
22	Zoning Map Change - small (<10,000 s.f. development or lot area)	<b>\$4,340.00</b>	deposit

	<b>Fee Description</b>	<b>Required Fee or Deposit</b>	
23	Zone Change-large (>10,000 s.f. development or lot area)	\$5,990.00	deposit
24	Prelim. Parcel Map	\$375.00	deposit
25	Prelim. Tract Map	\$1,727.54	deposit
26	Lot Line Adjust	\$1,200.00	deposit
27	Tentative Parcel Map	\$2,200.00	deposit
28	Tentative Tract Map	\$3,300.00	deposit
29	Sign Permit - small sign (< or = 5 s.f.)	\$50.81	set fee
30	Sign Permit - medium sign (>5 s.f. and < or = 64 s.f.) - ZA	\$50.81	set fee (plus minor DRB fee)
31	Sign Permit - for signs requiring Planning Commission CUP	\$495.00	deposit
32	Time Extension	\$435.00	set fee
33	Appeals	\$395.00	set fee <sup>1</sup>
34	Landscape Plan Check - administrative review (single family or duplex)	\$190.00	set fee
35	Landscape Plan Check - administrative review (multi-family or non-residential)	\$305.00	set fee
36	Landscape Plan Check - appeal to Planning Commission	\$395.00	set fee
37	Final Map	\$3,600.00	deposit
38	GPZ - minor (<10,000 s.f. development or lot area)	\$8,300.00	deposit
39	GPZ - major (>10,000 s.f. development or lot area)	\$12,500.00	deposit
40	ABC License	\$205.40	set fee
41	Lot Merger	\$430.00	deposit
42	Cert of Compliance	\$545.00	deposit
43	Extra Inspection (more than 2)	\$150.00	set fee
44	Extra PC (more than 2)	\$350.00	set fee <sup>2</sup>
45	Pre-Application Review Fee - minor (Planning Staff Consultation only)	\$250.00	set fee
46	Pre-Application Review Fee - major (multiple Departments)	\$2,235.00	deposit
47	Zoning Clearance - change in use only	\$115.00	set fee
48	Zoning Clearance - single-family or duplex addition	\$115.00	set fee
49	Zoning Clearance - New single-family unit or duplex (per lot)	\$190.00	set fee
50	Zoning Clearance - Multi-family or non-residential	\$305.00	set fee
51	Design Review Permit - regular	\$700.00	set fee
52	Design Review Permit - minor (refer to Section 18.73.020)	\$350.00	set fee
53	Design Review Permit - extra Planning Commission review (3rd or 4th round)	\$300.00	set fee <sup>3</sup>

	Fee Description	Required Fee or Deposit	
54	Coastal Development Permit - Minor (residential addition)	<b>\$290.00</b>	<b>deposit</b>
55	Coastal Development Permit - regular (all other CDPs)	<b>\$495.00</b>	<b>deposit</b>
56	Planning Commission Conceptual Review (non-PD Overlay)	<b>\$500.00</b>	<b>set fee</b>
57	Specific Plan - New	<b>\$6,000.00</b>	<b>deposit</b>
58	Specific Plan - Revision or Amendment	<b>\$3,000.00</b>	<b>deposit</b>
59	Development Agreement	<b>\$6,610.00</b>	<b>deposit</b>
<p>Notes:</p> <p>Costs reported as deposits are actual cost based. Reported amount is for required <u>initial</u> deposit. Costs reported as set fee are fixed one-time costs.</p> <p>For multiple permit applications <u>that are deposit based</u>, the <u>highest</u> of the initial deposit amount shall be due at application submittal. However, environmental fees or deposits and any set fees are to be added to permit application fees or deposits.</p> <ol style="list-style-type: none"> <li>1. Set fee cost, for appellant that is not applicant. If applicant, actual costs charged to permit deposit on file. If no deposit exists, a deposit of \$395.00 shall be collected.</li> <li>2. Set fee cost, unless permit deposit is on file, in which case, the deposit account will be charged for actual costs.</li> <li>3. Set fee charged prior to each extra round of review.</li> </ol>			

**Planning Application Fee Schedule Last Revised April 8, 2008**  
**New Fee Schedule Effective as of June 9, 2008**

**ZONING / PUBLIC WORKS PERMIT FEES**

**DEVELOPMENT FEES:**

1. Zoning permit fee.....	\$100.00	
(development review)		
2. Environmental Review.....	\$36.00	
all zoning permits		
3. Public facilities fee.....	\$0.15/sq.ft	
01 3215 000		
4. Park development fees.....		
Residential	\$286.00/amt.	
Industrial	\$ .29/sq.ft.	
Commercial	\$ .21/sq.ft	
Hotel/Motel	\$214.00/room	
5. Landscape plan review.....	\$57.00	
subtotal for development fees.....	\$	

c-if under 500-sq.ft.  
Charge \$36.00

**PUBLIC IMPROVEMENT FEES:**

6. Encroachment permit.....	40.99	
Deposit...see dev. fee schedule		
7. Grading permit.....		
8. Water Connection.....		
3/4".....	\$1,549.77	
1".....	\$1,743.39	
1 1/2".....	\$2,324.52	
2".....	\$4,649.33	
3".....	\$6,199.10	
4".....	\$8,653.96	
6".....	\$15,110.52	

**9. Sewer Connection.....**

A. Residential	
Single family.....	\$ 2,324.52
Multi-family.....	\$ 1,549.77 (Per residential unit)
Hotel.....	\$ 2,324.52 and \$1,291.43 per room
B. Non-Residential	
Meter size:	
3/4".....	\$ 2,324.52
1".....	\$ 2,615.52
1 1/2".....	\$ 3,387.07
2".....	\$ 6,974.13
3".....	\$ 9,211.84
4".....	\$13,353.89

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