

Chapter IV - Inventory of Available Sites

Chapter IV describes the available sites for affordable housing within the City of Santa Maria. This chapter also includes discussion of the Regional Housing Needs Allocation Plan and an analysis of the ability of the sites to accommodate the fair share allocation for the City. Government Code Section 65583(a)(3) requires that the Housing Element include “an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” Government Code Section 65583.2(a) requires that the inventory identify sites “...that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels . . .” within the planning period. This chapter documents that the City has sufficient available sites to provide its Regional Housing Needs Allocation for each income category.

A. Regional Housing Needs Allocation Plan:

The Regional Housing Needs Allocation Plan, adopted by the Santa Barbara County Association of Governments on June 19, 2008, ensures equal participation by all jurisdictions in the region towards meeting the state affordable housing goals. The Plan uses a "fair share" allocation methodology to assign each jurisdiction in the County with housing production goals. In this way, countywide disparities between regions can be directed towards the County percentages for each income group. Over time, no one area of the County will bear excessive burdens of housing mostly very low- and low-income households. Similarly, no community will reap the benefits of mostly above moderate-income households.

- **Relationship of Regional Housing Needs Allocation to the Housing Element:** In its Housing Element the City of Santa Maria is required to show that adequate housing sites are available to meet the projected housing needs for all income categories determined in the Regional Housing Needs Allocation. The Housing Element must show 40 percent of the housing units produced are "affordable" to U.S. Department of Housing and Urban Development defined standards.

Allocations for regional housing needs (new construction) are derived from Santa Barbara County Association of Governments population and household growth projections. The income group proportions are then applied to the construction need allocation, which results in a goal for the number of housing units by income group within the City of Santa Maria. The City of Santa Maria's Regional Housing Needs Allocation for the current planning period (January 1, 2007 through June 30, 2014) is summarized by income group in Table IV -1, below.

**TABLE IV-1
Regional Housing Needs Allocation
For The City Of Santa Maria**

Income Category (Percent of Allocation)	New Construction Need
Extremely Low (11.5%)	368
Very Low (11.5%)	368
Low (17%)	544
Moderate (25%)	800
Above Moderate (35%)	1,120
Total Units:	3,200

Santa Barbara County Association of Governments' Regional Housing Needs Allocation for the City does not specify the City's allocation of Extremely Low Income units. Following Section 65583(a)(1) of the Government Code, the City will presume that 50 percent of the very low income households qualify as extremely low income households. The total number of extremely low and very low income households noted in Table IV-1 equal the City's original 736 very low income units (23% of the total City's allocation) as allocated by the Santa Barbara County Association of Governments.

- **Conclusion:** Table IV-1 presents the projected housing needs for all income categories as determined in the Regional Housing Needs Allocation. The Adequate Sites section that follows demonstrates that the City of Santa Maria has more than a sufficient number of adequate housing sites available to meet the housing needs allocation for all income categories.

B. Adequate Sites:

The amount of land required to accommodate the Regional Housing Needs Allocation for new construction is dependent upon zoning, density, and adequacy of parcels to accommodate residential development. Higher densities can result in economies of scale and the spreading of certain fixed costs that will yield a lower per unit cost to build.

- 1. Site Inventory for Affordable Units (Very Low and Low Income Levels):** The City of Santa Maria has prepared an Available Land Inventory Summary in conformance with Government Code Section 65583(a)(3). The Inventory, presented in Table IV-2 below, includes sites within the City that are Zoned R-3 – High Density Residential, which permits up to 22 dwelling units per acre. This density meets the “default” density standard of 20 dwelling units per acre specified in Government Code Section 65583.2(c)(3)(B). Therefore the City considers all of the sites presented in Table IV-2 to be affordable to Very Low Income and Low Income households. The vacant sites included in the inventory are all over one acre in size, have adequate infrastructure readily available, and have no environmental constraints.

State Government Code Section 65583.2.(a)(7) requires “a map that shows the location of the sites included in the inventory, such as the land use map from the jurisdiction's general plan for reference purposes only”. Appendix IV-1 includes a series of maps, to meet this requirement.

**TABLE IV-2
Available Land Inventory Summary**

Site	Assessor Parcel Number	Zone	Allowable Density	General Plan Designation	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
1	111-140-007, 111-130-006 (portion of each)	R-3	22	HDR-22	15.86	348	Vacant	Yes	None
2	111-130-006 (partial)	R-3	22	HDR-22	13.25	291	Vacant	Yes	None
3	117-760-001, 002	R-3	22	HDR-22	12.51	275	Equipment/ contractor storage yard	Yes	None
4	118-010-058	R-3	22	HDR-22	8.36	183	Vacant	Yes	None
5	117-240-028 (partial)	R-3	22	HDR- 22/LMDR-8	7.2	158	Vacant	Yes	None
6	111-060-015, 081	R-3	22	HDR-22	7.2	158	Vacant	Yes	None
7	128-002-014, 015, 041,128-153- 035 (portion of each)	R-3	22	HDR-22	5.45	119	Vacant	Yes	None
8	128-066-003 (Partial)	R-3	22	HDR- 22/CPO	4.8	105	Vacant	Yes	None
9	109-010-029, 128-090-023 (portion of each)	R-3	22	HDR-22/CC	6.0	132	Vacant	Yes	None
10	128-084-001	R-3	22	HDR-22	2.82	62	Vacant	Yes	None
11	117-250-023	R-3	22	HDR-22	1.85	40	Two single family homes on site	Yes	None

Site	Assessor Parcel Number	Zone	Allowable Density	General Plan Designation	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
12	123-090-006, 007 (portion of each)	R-3	22	HDR-22	1.45	31	Vacant	Yes	None
13	117-330-088	R-3	22	HDR-22	13.09	287	Vacant	Yes	None
14	123-090-068	R-3	22	HCM	1.03	22	Single family home equipment/vehicle storage	Yes	None
TOTALS					100.87 Acres	2,211 Units			

Of the total Regional Housing Need allocated to the City, 2,211 units of that allocation are provided for by the available R-3 sites listed in the Table IV-2, below. The R-3 sites inventory clearly satisfies the entire 1,280 “very low income” and “low income” unit allocation.

The R-3 zoned sites identified in Table IV-2 were selected for their high level of suitability for high density residential development. The criteria used to select these suitable sites include that the site is: vacant; over one acre in size; lacking environmental or infrastructure constraints that would prevent development or limit the site’s unit capacity; and capable to be developed for affordable housing within the planning period.

a. Availability of Infrastructure: According to the City Public Works Department, the City can supply water and sewer services to all areas within the City limits, including all of the parcels identified in Table IV-2. Infrastructure can easily be extended to these parcels, all of which are adequately planned for service consistent with the 2003, Water and Sewer Master Plans, the 2009, Stormwater Management Plan, and the 2005, Urban Water Management Plan. According to these plans, the City’s water and sewer treatment plants, together with anticipated expansions, have enough existing capacity to accommodate the City’s regional housing needs allocation.

Sufficient infrastructure and other services are in place to serve the R-3 sites identified in Table IV-2. Private developers currently finance infrastructure necessary to serve their proposed projects. The City has previously examined other options for financing infrastructure extensions, possibly through the use of general obligation bonds, but the preferred method is to have developers pay to extend services to their projects.

b. Environmental Constraints: According to the Resources Management Element of the General Plan there are no environmental constraints such as wetlands, cultural resources, or hazardous waste that would inhibit developers from building on the parcels identified in the land inventory. The City is characterized by flat land and, although most no residential sites are located in a flood zone. As a result, no major grading would be required on these parcels. None of the identified parcels fall under the provisions of the Williamson Act, which would otherwise pose a constraint to development. Although some seismic faults exist in and near the City, the area has not experienced major seismic activity as a result of these faults. In addition none of the identified parcels are known to be directly over fault lines. Faults in the general vicinity are the following: Santa Maria Fault, Santa Maria River Fault, and Casmalia Fault (refer to Table SE-1 and Figure SE-2 of the Safety Element of the General Plan)

c. Affordability of Identified Vacant R-3 Sites: City of Santa Maria’s R-3 zoning designation allows 22 dwelling units per acre. This density enables the City to utilize the “default” density standard established by Government Code Section 65583.2(c) (3) (B) for determining the appropriate City zone for the facilitation of affordable housing. The City’s “default” density is at least 20 dwelling units per acre and the R-3 zoning allows development to exceed that density. At 22 dwelling units per acre, the inventory documents that these R-3 sites have the capacity to provide the City with an additional 2,211 affordable units, which not only addresses the City’s allocation of Very Low and Low

all of our Moderate Income

unit allocation.

- d. Realistic Development Capacity:** The Available Land Inventory Summary Table VI-2 identifies vacant R-3 designated sites, one acre or larger in size. On these larger sites the development standards applicable to the R-3 Zone will not adversely affect the potential to reach the density capacity identified in the inventory. Likewise, the readily available infrastructure and the lack of environmental constraints on these vacant sites will result in the actual ability to achieve the full 22 dwelling units per acre potential.

In summary, the Available Land Inventory Summary (Table IV -2) and analysis of the R-3 designated sites demonstrates that the City has sufficient land to provide 2,211 affordable units, which completely addresses the City's allocation of 1,280 units designated for Very Low Income households and Low Income households.

- 2. Site Inventory for Affordable Units (Moderate Income Levels):** Table IV-2 documents that all of the City's 800 Moderate Income unit allocation can be provided in by the identified R-3 Zoned sites. In addition, the City has identified approximately 32 acres of vacant R-2 zoned land, located in the Mahoney Ranch South Specific Plan (approximately 16 acres) and the Blosser Southeast Specific Plan (approximately 16 acres). For reference, location maps for each specific plan are provided in Appendix IV-2. At 12 units per acre, the sites within these specific plans which are zoned R-2 have a development potential of more than 380 new dwelling units. Clearly therefore the Mahoney Ranch South Specific Plan and the Blosser Southeast Specific Plan can accommodate additional units allocated to Moderate Income level.

In addition to meeting the RHNA goals for Moderate Income units, there are numerous areas throughout the community where R-2 zoned properties are underutilized (i.e. developed with single family homes or other residential structures). Duplexes and 2 detached homes on one parcel are permitted land uses within the R-2 zone. Conceivably, there is sufficient vacant area available for the development of additional units, without the need to remove existing structures. A sample of such sites includes:

- 215 East Newlove Drive - 1.6 acres
- 681 East Newlove Drive - 1.1 acres
- 413 West Dal Porto Lane - 0.93 acres
- 901-905 West Cook Street - 0.56 acres
- 331 South Oakley Ave. – 0.54 acres
- 607 West Fesler Street - 0.52 acres
- 425 West Dal Porto Lane - 0.5 acres

- a. Availability of Infrastructure:** As stated earlier, sufficient infrastructure and other services are in place to serve the R-3 sites identified in Table IV-2. The same conclusion is made for the vacant sites zoned R-2 and allocated to Moderate Income households. Private developers currently finance infrastructure necessary to serve their proposed projects. The City has previously examined other options for financing infrastructure extensions, possibly through the use of general obligation bonds, but the preferred method is to have developers pay to extend services to their projects.

- b. Environmental Constraints:** As stated earlier, according to the Resources Management Element of the General Plan there are no environmental constraints such as wetlands, cultural resources, or hazardous waste that would inhibit developers from building on the parcels identified in Table IV-2. Similarly, none of the vacant parcels zoned R-2 present environmental constraints, as these parcels are predominantly adjacent to developed land and can be considered “infill.”
- c. Affordability of Identified Vacant R-2 Sites:** Since the City of Santa Maria’s R-3 zoning designation allows 22 dwelling units per acre, this density enables the City to utilize the “default” density standard established by Government Code Section 65583.2(c) (3) (B) for determining the appropriate City zone which facilitates affordable housing. The City expects that the development of vacant R-2 sites in the Mahoney Ranch South Specific Plan and Blosser Southeast Specific Plan areas, with a potential buildout of more than 380 dwelling units, can easily accommodate this demand. Location maps of these two projects are presented in Appendix IV- 2.
- d. Realistic Development Capacity:** The lack of environmental constraints, and full availability of infrastructure to all sites designated for Moderate Income households ensures that new construction for this Income Level can be achieved during the planning period for this Housing Element.

In summary, the Available Land Inventory Summary (Table IV -2) and analysis of the vacant R-2 designated sites demonstrates that the City has sufficient land to provide more than the 800 units designated for Moderate Income households, as directed in the adopted RHNA.

- 3. Site Inventory for Affordable Units (Above Moderate Income Levels):** Since available land has been identified for Low Income and Moderate Income households, the remaining income category to address is for Above Moderate Income households. The Regional Housing Needs Assessment projected a need for 1,120 dwelling units to be constructed for Above Moderate Income households. The City expects this need to be accommodated through new construction of market rate housing. Two key projects, with a combined total development capacity of 1,466 single family homes which readily address this need are: Mahoney Ranch South Specific Plan, with 810 single family homes; and Blosser Southeast Specific Plan, with 656 single family homes. In both cases, their respective Specific Plan entitlement has been approved, with full CEQA clearance and the projects are anticipating submitting development plans and subdivisions, subject to favorable market conditions. Location maps of these two projects are presented in Appendix IV- 2.
 - a. Availability of Infrastructure:** Both projects can be served through extensions of existing public facilities. Private developers currently finance infrastructure necessary to serve their proposed projects. The City has previously examined other options for financing infrastructure extensions, possibly through the use of general obligation bonds, but the preferred method is to have developers pay to extend services to their projects.
 - b. Environmental Constraints:** The Mahoney Ranch South Specific Plan was adopted on October 7, 2008, and the Blosser Southeast Specific Plan was adopted on July 14, 1994. In both cases, an Environmental Impact Report was prepared for these Specific Plans, such that no further CEQA review will

- c. **Affordability of Identified Vacant Sites:** The City expects Above Moderate Income housing to be provided through new construction of market rate housing. Timing of construction and sales prices of homes are completely dependent on market conditions.
- d. **Realistic Development Capacity:** The full mitigation of environmental constraints, and planned availability of infrastructure to both identified projects designated for Above Moderate Income levels, ensures that new construction for this Income Level can be achieved during the planning period for the City's Housing Element.

In summary, through analysis of the vacant Mahoney Ranch South and Blosser Southeast projects (1,466 single family homes), the City has demonstrated the availability of sufficient land to allow construction of more than the 1,120 units designated for Above Moderate Income households, as directed in the adopted RHNA.

- 4. **Site Inventory – Additional Opportunities for Affordable Housing:** The affordable housing unit targets, specified in the adopted (2008) RHNA, have been met through the analysis presented above. Further, two additional opportunities to provide affordable housing deserve mention: The City's Mixed Use Projects ordinance; and the Downtown Specific Plan.

- a. **Mixed-Use Projects Ordinance:** The City adopted a Mixed-Use Projects ordinance on March 21, 2006. (Santa Maria Municipal Code Chapter 12-49). The ordinance significantly expands the City's potential housing production in two major ways. First, the ordinance allows approval of housing projects in connection with a primary non-residential use on vacant land in Commercial-Professional Office, Community Commercial, Light Manufacturing and Commercial Manufacturing Zones where the City's Municipal Code had previously prohibited residential uses. In addition, the ordinance provides increasing levels of flexibility to the Zoning Administrator, Planning Commission and City Council to allow reduced development standards to well-designed projects. Santa Maria developers have eagerly embraced the new opportunities to mix residential uses with others, and several mixed-use projects have been approved and constructed to date. Mixed Use Sites identified by the Community Development Department have the potential to create an additional 2,144 residential units in non-residential areas of the City.

Second, the ordinance provides the opportunity to add residential uses to sites already developed with other uses. The City has already received and approved applications for several small-scale mixed re-use projects. One project proposes to add a residential unit above a gasoline/service station; another proposes to add a caretaker unit that can be occupied by a person with a disability next to a sheet-metal shop.

Several projects that have been approved since the adoption of the Mixed-Use Projects Ordinance are presented in the following Table IV-3.

**TABLE IV-3
Mixed Use Development Projects**

Project	Location	Zone	Primary Use	Approval Date	Units
First Baptist Church-Valley Christian Academy	2970 Santa Maria Way	PF – Public Facilities	Church and K-12 School	10/3/2007	6
Celebration	Northwest corner of Miller Street and Inger	PD/CPO Planned Development Overlay, Commercial Office and Professional Office	Commercial, Office	9/6/2006	78
Lakeview Promenade	3596 Skyway Drive	PD/C-2 Planned Development Overlay, General Commercial	Medical Office, General Office, Retail, Restaurant	12/2/2008	263
Chen Commercial	1700 block of N. Broadway	PD/C-2 Planned Development Overlay, General Commercial	Retail, Office, Restaurant	7/2/2008	6

- b. Downtown Specific Plan:** The City adopted the Downtown Specific Plan on November 4, 2008. Throughout a large area within the City’s core, this Plan provides for residential uses above commercial uses in multi-storied buildings. Since all City services are currently in place for these properties and since development constraints (especially parking standards) are removed or mitigated in these areas, it is reasonable to expect that many will develop during the planning period. Many of the housing units contemplated could be constructed at densities of 20 units per acre or more, thereby qualifying them to be counted toward meeting the City’s fair share of housing for persons with low and very-low incomes.

The Final Environmental Impact Report certified for the Downtown Specific Plan addresses the potential impacts of new residential development capacity that could accommodate up to 2,500 downtown units.

In summary, while the Housing Element anticipates that each of the City’s residential zoning designations will play a part in satisfying the Regional Housing Needs allocation, the City will continue to rely on the Mixed Use Ordinance and the Downtown Specific Plan to provide additional affordable housing units, particularly in the Moderate and Above Moderate Income level categories.

C. Zoning for a Variety of Housing Types:

Government Code Section 65583 requires that “the housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehome, and emergency shelters ...”. The following narrative describes the zoning districts that permit those various housing types.

- **Multifamily Rental Housing:** Duplexes, two (2) detached dwelling units are permitted uses in the R-2 MEDIUM-DENSITY RESIDENTIAL DISTRICT. Dwelling Groups, Triplexes and fourplexes are permitted subject to the approval of a Conditional Use Permit.

Dwelling Groups, Duplexes, and Triplexes are permitted in the R-3 HIGH-DENSITY RESIDENTIAL DISTRICT. Boardinghouses, Student Housing, and residential developments with four (4) or more units are subject to use permit approval.

- **Mobile Homes and Factory Built Housing:** Mobile Homes and Factory Built Housing are treated the same as single family homes by the land use provisions of the Zoning Code, except that the City also has the RMH - Residential Mobile Home Park District which is exclusively for mobile homes. The RMH district permits a maximum of 10 dwelling units per acre. Mobile Homes and Factory Built Homes are permitted in the following Zoning Districts:

**TABLE IV-4
Zoning Districts Which Allow Mobile Homes and Factory Built Housing**

Zoning District	Allowed?
R-3 High-Density Residential	By Right
R-2 Medium-Density Residential District	By Right
RSL-1 Single-Family Small Lot Residential District	By Right
R-1 Single-Family Residential District	By Right
RA Residential Agricultural District	By Right
OS - Open Space District	Conditional Use Permit

- **Housing for Agricultural Employees (Farmworkers):** The City of Santa Maria does not restrict the development of housing for farmworkers to any particular residential zoning district. As evidenced by the Los Adobes de Maria I and II projects, farmworker housing projects are permitted as the type of housing being built (i.e., multifamily or single-family) without any special conditions.
- **Single Room Occupancy Units:** The City of Santa Maria Code (Section 12-2.136.1) defines Single-Room Occupancy (SRO) units as:

“a housing type consisting of one room, often with cooking facilities and private or shared bathroom facilities. Examples of a SRO building include hotels and apartment buildings composed entirely of studio apartments.”

The City of Santa Maria accommodates this housing type, in that SROs are permitted in the C-1 CENTRAL BUSINESS DISTRICT subject to the approval of a Conditional Use Permit.

- **Emergency Shelters:** California Government Code Section 65582(d) defines Emergency Shelter as follows:

“Emergency shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.”

Government Code Section 65583(a) (4) requires cities with an unmet need for emergency shelters to identify a zone in which shelters may be located as a matter of right. The zone must also identify objective standards for the use which facilitate emergency centers, whether as original development or converted uses. Alternatively, cities must include a program in their housing elements for the development of such a zone and standards within one year.

As of August 31, 2009, the City of Santa Maria had not revised its zoning ordinance in order to provide for emergency shelters as a matter of right. Table III-9 in Chapter III describes the existing facilities permitted under the current zoning. The Housing Element contains a new program for presentation of such an ordinance within one year of adoption of the Housing Element. This program is discussed in detail in Chapter VI, Housing Programs.

- **Transitional/Supportive Housing:** California Government Code Section 65582(g) defines Transitional Housing as follows:

(h) "Transitional housing" and "transitional housing development" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

The California Government Code Section 65582(f) defines Supportive Housing as follows:

(1) "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The same State law requirements concerning Emergency Shelters also addressed Transitional and Supportive housing. Government Code Section 65583(a) (5) requires that:

Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

Table III-10 describes the existing facilities permitted under current zoning. In addition, the Emergency Shelter program, discussed in detail in Chapter VI, Housing Programs, includes provisions to address revisions to the zoning code for compliance with State law.

- **Conclusion:**

The City of Santa Maria Zoning Districts provide for a variety of housing types, including rental housing, factory-built housing, and mobilehome. For emergency shelters and transitional and supportive housing, the Housing Element contains a new program for presentation of an ordinance to revise its zoning code to be consistent with recently amended state law.

D. Adequate Sites Alternative:

The Adequate Sites Alternative (Government Code 65583.1) allows jurisdictions to satisfy up to 25 percent of their affordable unit need through the rehabilitation, conversion, and/or preservation of existing units. As demonstrated by the Adequate Sites discussion presented in Section IV-B above, the City has satisfied its Regional Housing Needs Allocation. While it is not necessary for the City to provide the Adequate Sites Alternative analysis, the City is committed to the facilitation of affordable residential units through various housing programs and removing constraints as described in Chapter V – Constraints on Housing and Chapter VI – Housing Programs.

E. Summary/Conclusions:

The City of Santa Maria has sufficient suitable sites available to accommodate the City’s Regional Housing Needs Allocation (RHNA) for all income levels within the Housing Element planning period. Table IV-5 demonstrates the manner in which the City has accommodated the RHNA.

**TABLE IV-5
RHNA Accommodation Summary**

Regional Housing Needs Allocated to the City		City Accommodation of Regional Housing Needs	
Income Level	RHNA Allocation:	Development Capacity within the City	Determined By
Very Low Income	736 units	736 units	Sites Zoned R-3
Low Income	544 units	544 units	Sites Zoned R-3
Moderate Income	800 units	800 units	Sites Zoned R-3
Above Moderate Income	1,120 units	1,466 units +	<ul style="list-style-type: none"> • R-3 Zoned Sites (131 units) • Mahoney Ranch South Specific Plan (810 units) • Blosser Southeast Specific Plan (656 units)

References Cited in this Chapter:

1. The Regional Housing Needs Allocation Plan, 2007-2014, adopted by the Santa Barbara County Association of Governments on June 19, 2008
2. City of Santa Maria Municipal Code, Chapter 12 - Zoning
3. Major Residential Projects List, March 2009

Appendices to this Chapter:

Appendix IV-1 - Available R-3 Land Inventory

Appendix IV-2 – Location Maps of Mahoney Ranch South and Blosser Southeast Specific Plans