

MONTECITO PLANNING COMMISSION

Staff Report for 2014 Comprehensive Plan Annual Progress Report

Hearing Date: February 18, 2015
Staff Report Date: February 10, 2015
Case No: N/A
Environmental Document: N/A, CEQA
Guidelines Section 15378(b)(5)

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Division: Long Range Planning
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1.0 REQUEST

Hearing on the request of the Planning and Development Department to receive and file the *2014 Comprehensive Plan Annual Progress Report* and authorize staff to provide the annual progress report to the Board of Supervisors, Governor's Office of Planning and Research, California Department of Housing and Community Development, and City of Santa Barbara pursuant to Government Code Section 65400.

2.0 RECOMMENDATIONS AND PROCEDURES

The Planning and Development Department recommends that the Montecito Planning Commission:

1. Receive and file the *2014 Comprehensive Plan Annual Progress Report* (Attachment A).
2. Determine that the Montecito Planning Commission's action is not a project, pursuant to CEQA Guidelines Section 15378(b)(5).
3. Authorize staff to provide the *2014 Comprehensive Plan Annual Progress* report to the Board of Supervisors, Governor's Office of Planning and Research, California Department of Housing and Community Development, and City of Santa Barbara.

Please refer the matter back to staff if the Montecito Planning Commission takes actions other than those recommended.

3.0 JURISDICTION

Government Code Section 65400 requires the "planning agency" of certain cities and all counties to provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the California Department of Housing and Community Development that includes all of the following:

- (A) The status of the plan and progress in its implementation.
- (B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.
- (C) The degree to which its approved general [comprehensive] plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general [comprehensive] plan.

For purposes of Government Code Section 65400, Santa Barbara County Code Section 2-25.1 establishes the County Planning Commission and Montecito Planning Commission as the planning agency for the County. The Board of Supervisors is the legislative body for the County. As a result, the County Planning Commission and Montecito Planning Commission review, file, and provide by April 1 of each year the annual progress report to the Board of Supervisors, the Governor's Office of Planning and Research, and the California Department of Housing and Community Development.

4.0 ISSUE SUMMARY

Enclosed is the County's *2014 Comprehensive Plan Annual Progress Report*. The report summarizes programs undertaken by the Planning and Development Department in 2014 (January 1, 2014 through December 31, 2014) to maintain and implement the Comprehensive Plan. The report also provides details on housing production, including a subsection on the Isla Vista plan area. Two new sections are included in the 2014 report. The new Housing Permit Activity in Mission Canyon section lists the major housing units that were approved or completed in the Mission Canyon plan area in 2014. The Board of Supervisors agreed to provide this information each year to the City of Santa Barbara when it adopted the Mission Canyon Community Plan on April 1, 2014. The new Redevelopment Activity section and the Housing Successor Annual Report (Attachment 3) satisfy the new Senate Bill 341 (SB 341) requirement that each "successor agency" to a former redevelopment agency provide certain financial information on the Low and Moderate Income Housing Asset Fund, and report that information in its comprehensive plan annual progress report. Specifically, this annual progress report is divided into the following sections:

1. Purpose of the Annual Progress Report;
2. Structure of the Comprehensive Plan and Supporting Documents;
3. Comprehensive Plan Amendments and Implementation Activities for 2014;
4. Housing Element Activity;
5. Housing Permit Activity in Mission Canyon;
6. Redevelopment Activity; and
7. 2015-2016 Work Program.

In summary, the annual progress report shows that the County continues to make progress towards maintaining and implementing the Comprehensive Plan and meeting its share of regional housing needs. In 2014, the County focused on updating the Housing Element of the County Comprehensive Plan. The County adopted and submitted the 2015-2023 Housing Element Update to the California Department of Housing and Community Development by the state-mandated deadline of February 15, 2015.

Staff will enclose a copy of the Long-Range Planning Division's Draft 2015-2016 Work Program with the annual progress report. The work program includes programs for implementation of the Comprehensive Plan, including those included in the 2015-2023 Housing Element Update. The Montecito and County Planning Commissions will review the Draft 2015-2016 Work Program on March 18, 2015 and March 25, 2015, respectively. Therefore, the enclosed copy of the annual progress report does not include the Draft 2015-2016 Work Program.

5.0 CONCLUSION

The annual progress report is used by state agencies to identify statewide trends in land use and to analyze how local planning and development activities relate to statewide planning goals and policies. It is also used by the California Department of Housing and Community Development to track housing information, including the County's progress in meeting its affordable housing goals.

Staff will provide the annual progress report to the Board of Supervisors, the Governor's Office of Planning and Research, and the California Department of Housing and Community Development after it has been received and filed by the Montecito and County Planning Commissions. The County Planning Commission is scheduled to receive and file the annual progress report on March 4, 2015. The Board of Supervisors is expected to receive and file the annual progress report on March 17, 2015.

Attachments

A. 2014 Comprehensive Plan Annual Progress Report

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