

MONTECITO PLANNING COMMISSION
Staff Report for 2016 Comprehensive Annual Progress Report

Hearing Date: February 15, 2017
Staff Report Date: February 7, 2017
Case No.: N/A
Environmental Document: Exemption,
CEQA Guidelines Sections 15060(c)(3) and
15378(b)(5)

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1.0 REQUEST

Hearing on the request of the Planning and Development Department for the Montecito Planning Commission to receive and file the *2016 Comprehensive Plan Annual Progress Report*; determine that the Montecito Planning Commission's actions regarding the *2016 Comprehensive Plan Annual Progress Report* are not subject to CEQA pursuant to CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5) (Attachment B); and authorize staff to provide the *2016 Comprehensive Plan Annual Progress Report* to the Board of Supervisors, Governor's Office of Planning and Research, California Department of Housing and Community Development, pursuant to Government Code 65400, and to the city of Santa Barbara pursuant to the Board of Supervisors' action to adopt the *Mission Canyon Community Plan* (April 1, 2014).

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and provide by April 1, 2017 the enclosed *2016 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.

Your Commission's motion should include the following:

1. Receive and file the *2016 Comprehensive Plan Annual Progress Report*, included as Attachment A;
2. Determine that the Montecito Planning Commission's actions regarding the *2016 Comprehensive Plan Annual Progress Report* are not subject to CEQA pursuant to CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5) (Attachment B); and
3. Authorize staff to provide the *2016 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.

Refer back to staff if the Montecito Planning Commission takes other than the recommended actions.

3.0 JURISDICTION

The Montecito Planning Commission is considering the *2016 Comprehensive Plan Annual Progress Report* pursuant to Government Code Section 65400 and Santa Barbara County Code Section 2-25.1. The Government Code and Santa Barbara County Code require that the County Planning Commission and Montecito Planning Commission review, file, and provide by April 1 of each year an annual progress report to the Board of Supervisors, Governor’s Office of Planning and Research, and California Department of Housing and Community Development that includes all of the following:

- A. Status of the general plan (“Comprehensive Plan”);
- B. Progress in meeting regional housing needs pursuant state housing element law; and
- C. Degree to which the Comprehensive Plan complies with state guidelines for maintaining such plans, as well as the date of the last revision to the 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, Governor’s Office of Planning and Research, and California Department of Housing and Community Development.

4.0 ISSUE SUMMARY

The *2016 Comprehensive Plan Annual Progress Report* (Attachment A) contains three key components. First, the report summarizes the projects that the Planning and Development Department undertook in 2016 to maintain and implement the Comprehensive Plan. Second, the report provides housing production statistics, including separate statistics for Isla Vista and Mission Canyon. Lastly, according to California Health and Safety Code Section 34176.1(f), the report includes the “Housing Successor Annual Report, Low and Moderate Income Housing Asset Fund, Fiscal Year 2015-2016” (Attachment 3 of Attachment A). Section 34176.1(f) requires that each “successor agency” to a former redevelopment agency report certain financial information to the state each year. The County is the successor agency to the former County Redevelopment Agency in Isla Vista. The County Community Services Department compiled financial information and prepared the housing successor report.

The 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 2016,
- 4. Housing Element Activity,

5. Housing Permit Activity in Mission Canyon,
6. Redevelopment Activity, and
7. 2016-2017 Work Program.

The annual progress report shows that the County continues to make progress toward maintaining and implementing the Comprehensive Plan and meeting its share of regional housing needs. The 2015-2023 Housing Element Update contains 37 programs to help meet the housing goals and needs of the unincorporated county. The County made significant progress implementing eight of these programs in 2016. Specifically, the County continued and/or completed six programs initiated in 2015 or earlier. The County also initiated two new programs. The following bullet statements summarize these programs. Table C of Attachment 1 of the annual progress report provides information on the status of other active programs.

- Program 1.4 Tools to Incentivize High-Quality Affordable Housing. *In Process*. Amend the zoning ordinances to be consistent with state law regarding the permitting of accessory dwelling units.
- Program 1.7 Isla Vista Master Plan (IVMP). *In Process*. Conducted a public hearing and considered but did not adopt the revised IVMP (Board of Supervisors, March 2016). Existing plans and zoning remain in effect in Isla Vista.
- Program 1.10 State Density Bonus Law. *Complete, December 2016*. Increased the density bonus for qualifying housing projects from 25 to 35 percent in the Coastal Zone.
- Program 1.16 Design Residential (DR) Zone Modifications. *Complete, Inland Area, September 2016. In Process, Coastal Zone*. Amended the requirements for height, site coverage, open space, and parking for qualifying projects in the Design Residential (DR) zone to facilitate new affordable, special needs, and senior housing.
- Program 2.3 Farmworker Employee Housing Law Consistency Amendments. *Complete, December 2016*. Revised the zoning ordinances to be consistent with the Health and Safety Code regarding the permitting of farmworker housing.
- Program 2.5 Fair and Safe Special Needs Housing. *Complete, December 2016*. Revised the zoning ordinances to eliminate barriers to the development of accessible housing for individuals with disabilities (“reasonable accommodation”).
- Program 2.7 Definition of “Family.” *Complete, December 2016*. Revised the definition of “family” in the zoning ordinances to allow the use of a single-family dwelling by people living in a group home.

- Program 2.8 Transitional and Supportive Housing. *In Process*. Amend the zoning ordinances to be consistent with state housing element law regarding the planning and permitting of transitional and supportive housing.

The *2016 Comprehensive Plan Annual Progress Report* provided to state agencies and the Board of Supervisors will include a copy of the Long-Range Planning Division's Draft 2017-2018 Work Program. To save paper and time, the enclosed *2016 Comprehensive Plan Annual Progress Report* omits the Draft 2017-2018 Work Program. Staff will present the Draft 2017-2018 Work Program as a separate agenda item to the Montecito Planning Commission on February 15, 2017, the same day staff will present the *2016 Comprehensive Plan Annual Progress Report* to the Montecito Planning Commission.

5.0 ENVIRONMENTAL REVIEW

CEQA Guidelines Section 15060(c)(3) states that an activity is not subject to CEQA if the activity is not a project. Section 15378(b)(5) specifies that projects do not include organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. The 2016 Comprehensive Plan Annual Progress Report is an administrative activity. It does not authorize new development or otherwise result in direct or indirect physical changes in the environment. Therefore, the report is not a project as defined by CEQA Guidelines Section 15378(b)(5) and is not subject to CEQA per CEQA Guidelines Section 15060(c)(3). Please see the Notice of Exemption (Attachment B) for additional details on CEQA.

6.0 CONCLUSION

State agencies use the annual progress report to identify statewide trends in land use and to analyze how local planning and development activities relate to statewide planning goals and policies. The California Department of Housing and Community Development also uses the annual progress report 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 February 22, 2017. The Board of Supervisors is expected to receive and file the annual progress report on March 21, 2017.

ATTACHMENTS

- A. *2016 Comprehensive Annual Progress Report*
- B. Notice of Exemption