

MONTECITO PLANNING COMMISSION
Staff Report
2017 Comprehensive Annual Progress Report

Hearing Date: February 21, 2018
Staff Report Date: February 13, 2018
Case No.: N/A
Environmental Document: Notice of 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 that the Montecito Planning Commission (1) receive and file the *2017 Comprehensive Plan Annual Progress Report* (Attachment A); (2) determine that the Montecito Planning Commission's actions regarding the *2017 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 *2017 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, 2018 the enclosed *2017 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 *2017 Comprehensive Plan Annual Progress Report* (Attachment A);
2. Determine that the Montecito Planning Commission's actions regarding the *2017 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 *2017 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 to staff if your Commission takes other than the recommended actions for the development of appropriate materials.

3.0 JURISDICTION

The Montecito Planning Commission is considering the *2017 Comprehensive Plan Annual Progress Report* pursuant to Government Code Section 65400 and Santa Barbara County Code Section 2-25.1. Government Code Section 65400 states that each city and county planning agency shall

...[p]rovide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

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

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 *2017 Comprehensive Plan Annual Progress Report* serves two key functions. First, it summarizes the projects that the Planning and Development Department (P&D) undertook in 2017 to maintain and implement the Comprehensive Plan, including the 2015-2023 Housing Element Update. 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 six of these programs in 2017.

Second, the annual progress report shows the County's progress in meeting its share of regional housing needs. The table below shows that the County has made significant progress in meeting its Regional Housing Needs Allocation (RHNA) in the first three years of the current eight-year (2015-2023) housing element planning period. For example, the table below shows that the County has already met its RHNA for the moderate and above moderate-income categories. It has also met approximately 40 percent of its RHNA for the very low and low-income categories.

5.0 PROJECT INFORMATION

5.1 Housing Element Program Implementation

The annual progress report shows that the County continues to make progress toward maintaining and implementing the Comprehensive Plan. In particular, the following bullet statements summarize six programs listed in Chapter 5 of the 2015-2023 Housing Element Update that the County implemented in 2017. Table C of Attachment 1 of the annual progress report provides information on the status of other ongoing and completed programs.

- Program 1.4 Tools to Incentivize High-Quality Affordable Housing. *In Process*. Amends the zoning ordinances to streamline the permitting process for accessory dwelling units (ADUs) and agricultural employee dwellings.
- Program 1.10 State Density Bonus Law. *In Process*. Amends the zoning ordinances to be consistent with recent changes to State Density Bonus Law (SDBL).
- Program 1.13 Isla Vista Monitoring. *Ongoing*. Monitors housing permit activity in Isla Vista.
- Program 1.16 Design Residential (DR) Zone Modifications. *Complete*. Amends 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 2.4 Farmworker Housing. *In Process*. Amends the zoning ordinances to streamline permit procedures and reduce the permit requirements for agricultural employee dwellings.
- Program 2.8 Transitional and Supportive Housing. *Complete*. Amends the zoning ordinances to be consistent with state law regarding the permitting of transitional and supportive housing.

5.2 RHNA Progress

The annual progress report tracks annual housing production to show the County's progress in meeting its RHNA. The table below lists the number of building permits that the County issued for new residential units (organized by income category) within the unincorporated areas of Santa Barbara County from calendar year (January 1 to December 31) 2015 through 2017. The table (final row) also lists the County's 2014-2022 RHNA.

The County has made significant progress in meeting its RHNA. As shown the table, housing production increased significantly in 2017. The County issued building permits for 208 units in 2017 compared to 51 units in 2016. Of those units, 26 were located in Montecito, including 13 multifamily units (Casa Dorinda), 12 single-family units, and one ADU. All of the Montecito units were affordable to above moderate income households.

2017 Approved Residential Units by Income Category (Building Permits)					
Year	Very Low	Low	Moderate	Above Moderate	Total
2015	49	41	44	94	228
2016	0	7	13	31	51
2017	8	1	54	145	208
Total	57	50	111	269	487
RHNA	265		112	284	661

5.3 Draft 2018-2019 Work Program

The *2017 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 2018-2019 Work Program. To save paper and time, the enclosed *2017 Comprehensive Plan Annual Progress Report* omits the Draft 2018-2019 Work Program. Staff will present the Draft 2018-2019 Work Program as a separate agenda item to the Montecito Planning Commission on February 21, 2018, the same day staff will present the *2017 Comprehensive Plan Annual Progress Report* to the Montecito Planning Commission.

6.0 ENVIRONMENTAL REVIEW

CEQA Guidelines Section 15060(c)(3) states that an activity is not subject to CEQA if the activity is not a project as defined in CEQA Guidelines Section 15378. 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 to the environment. Preparation of the *2017 Comprehensive Plan Annual Progress Report* is an administrative activity that does not authorize new development or otherwise result in direct or indirect physical changes to the environment. Therefore, the report is not a project as defined by CEQA Guidelines Section 15378(b)(5) and is not subject to environmental review per CEQA Guidelines Section 15060(c)(3). Please see the Notice of Exemption (Attachment B) for additional details.

7.0 NEXT STEPS

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 28, 2018. The Board of Supervisors is expected to receive and file the annual progress report on March 20, 2018. Staff will submit the annual progress report to the Governor’s Office of Planning and Research and the California Department of Housing and Community Development by April 1, 2018.

Upon adoption of the Mission Canyon Community Plan in April 2014, the Board of Supervisors directed P&D staff “to provide an annual report to the City of Santa Barbara detailing the major housing units that were approved or completed in the Mission Canyon Community Plan Area during the reporting year.” Therefore, staff will also provide a copy of this annual progress report to the city of Santa Barbara by April 1, 2018.

ATTACHMENTS

- A. *2017 Comprehensive Annual Progress Report*
- B. Notice of Exemption

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