

MONTECITO PLANNING COMMISSION

Staff Report for 2015 Comprehensive Plan Annual Progress Report

Hearing Date: February 17, 2016
Staff Report Date: February 9, 2016
Case No: N/A
Environmental Document: N/A, CEQA
Guidelines Section 15378(b)(5)

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1.0 REQUEST

Hearing on the request of the Planning and Development Department to receive and file the *2015 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 *2015 Comprehensive Plan Annual Progress Report* (Attachment A);
2. Determine that the Montecito Planning Commission's action is not a project, pursuant to Section 15378(b)(5) of the Guidelines for Implementation of CEQA (Attachment B); and
3. Authorize staff to provide the *2015 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 general [comprehensive] plan and progress in its implementation.
- (B) The progress in meeting its share of regional housing needs determined pursuant to Government Code Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3).
- (C) The degree to which its approved general [comprehensive] plan complies with the guidelines developed and adopted pursuant to Government Code 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 *2015 Comprehensive Plan Annual Progress Report*. The report summarizes projects undertaken by the Planning and Development Department in 2015 (January 1, 2015 through December 31, 2015) to maintain and implement the Comprehensive Plan. The report also provides details on housing production, including separate subsections on the Isla Vista and Mission Canyon plan areas. According to Senate Bill 341 (SB 341), the report includes the Housing Successor Annual Report (Attachment 3). In summary, Senate Bill 341 (SB 341) requires 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.

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 2015;
4. Housing Element Activity;
5. Housing Permit Activity in Mission Canyon;
6. Redevelopment Activity; and
7. 2016-2017 Work Program.

In summary, 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. In 2015, the County adopted the 2015-2023 Housing Element Update and began several projects to implement programs contained in the new Housing Element. The County's principal projects are summarized below. Table C of Attachment 1 of the annual progress report provides information on the status of other active programs.

Programs 1.3, 1.10, 2.3, 2.5, and 2.7 will ultimately apply to the Inland Area and Coastal Zone. The adopted plan and/or zoning ordinance amendments are in effect in the Inland Area. However, the California Coastal Commission (CCC) must certify the plan and/or zoning ordinance amendments before they can go into effect in the Coastal Zone. The County submitted the plan and/or zoning ordinance amendments to the CCC in December 2015. The CCC may take six months or longer to consider the plan and/or zoning ordinance amendments.

- Housing Element *Complete; February 2015.* Adopted 2015-2023 Housing Element Update on February 3, 2015. HCD found the update in "full compliance" with state housing law on April 29, 2015.

- Program 1.3 *Partially Complete – Adopted October 2015. In effect in Inland Area; CCC certification pending for Coastal Zone.* Adopted the Eastern Goleta Valley Community Plan, which includes affordable housing opportunity sites and a new mixed-use zone.
- Program 1.7 *In Progress; Anticipated Spring 2016.* Revise, readopt, and resubmit the IVMP to the Coastal Commission for certification.
- Program 1.10 *Partially Complete – Adopted November 2015. In effect in Inland Area; CCC certification pending for Coastal Zone.* Increased the density bonus for qualifying housing projects from 25 to 35 percent in the Coastal Zone.
- Program 1.16 *In Progress; Anticipated Spring 2016.* Provide flexibility for site coverage, open space, parking, and other select zoning requirements in the Design Residential (DR) zone to facilitate new affordable, special needs, and senior housing.
- Program 2.3 *Partially Complete – Adopted November 2015. In effect in Inland Area; CCC certification pending for Coastal Zone.* Revised the zoning ordinances to be consistent with the Health and Safety Code regarding the permitting of farmworker housing.
- Program 2.5 *Partially Complete – Adopted November 2015. In effect in Inland Area; CCC certification pending for Coastal Zone.* Revised the zoning ordinances to eliminate barriers to the development of accessible housing for individuals with disabilities (“reasonable accommodation”).
- Program 2.7 *Partially Complete – Adopted November 2015. In effect in Inland Area; CCC certification pending for Coastal Zone.* 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.

Staff will enclose a copy of the Long-Range Planning Division’s Draft 2016-2017 Work Program with the annual progress report. The work program includes projects to implement 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 February 17, 2016 and February 24, 2016, respectively. Therefore, the enclosed copy of the annual progress report does not include the Draft 2016-2017 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 February 24, 2016. The Board of Supervisors is expected to receive and file the annual progress report on March 15, 2016.

ATTACHMENTS

- A. *2015 Comprehensive Plan Annual Progress Report*
- B. Notice of Exemption