



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and
Development
Department No.: 053
For Agenda Of: March 20, 2018
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Glenn S. Russell, PhD, Director, Planning and Development,
Director(s) (805) 568-2085
Contact Info: Dan Klemann, Deputy Director, Long Range Planning Division,
(805) 568-2072
SUBJECT: 2017 Comprehensive Plan Annual Progress Report

County Counsel Concurrence

As to form: N/A

Other Concurrence

As to form: N/A

Recommended Actions:

Staff recommends that your Board take the following actions:

- a) Receive and file the *2017 Comprehensive Plan Annual Progress Report* (Attachment 1), and
- b) Determine that the annual progress report is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5) (Attachment 2).

Summary Text:

Government Code Section 65400 requires that the County and Montecito Planning Commissions provide by April 1 of each year an annual report to the Board of Supervisors, the Governor's Office of Planning and Research, and the California Department of Housing and Community Development which includes 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 [state guidelines for the preparation and content of the general plan] and the date of the last revision to the general plan.

RHNA Progress

The annual progress report shows that the County has made substantial progress in meeting its Regional Housing Needs Allocation (RHNA) in the first three years of the current eight-year (2015-2023) housing element cycle. (See the table below.) Housing production increased significantly in 2017. The County issued building permits for 208 units in 2017 compared to 51 units in 2016. As a result, the County has nearly 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.

2017 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

Housing Element Implementation

The County continues to make excellent progress in implementing the 37 programs included in the 2015-2023 Housing Element that remove governmental constraints and otherwise help address regional housing needs. As reported in the annual progress report, the County focused on the following six programs in 2017:

- Program 1.4 Tools to Incentivize High-Quality Affordable Housing. *In Process*. Streamlines the permitting process for accessory dwelling units 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.
- Program 1.13 Isla Vista Monitoring. *Ongoing*. Monitors housing permit activity in Isla Vista.
- Program 1.16 Design Residential (DR) Zone Modifications. *Complete*. Reduces certain development standards in the DR zone to facilitate new affordable, special needs, and senior housing.
- Program 2.4 Farmworker Housing. *In Process*. Streamlines the permit procedures and reduces 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.

Background:

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) states that a project does not include “...administrative activities of governments that will not result in direct or indirect physical changes to the environment.” The annual progress report is an administrative activity that does not authorize new development or otherwise result in physical changes to the environment.” Therefore, the report is not a project and is not subject to CEQA. Please see the Notice of Exemption for additional details (Attachment 2).

In April 2014, the Board of Supervisors adopted the Mission Canyon Community Plan and “[d]irected 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.” The annual progress report includes planning and building permit statistics for Mission Canyon.

On February 21, 2018, and February 28, 2018, respectively, the Montecito and County Planning Commissions voted 3-0 and 5-0, respectively, to receive, file, and 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 by April 1, 2018. The Planning Commission staff reports (Attachments 3 and 4) and action letters (Attachments 5 and 6) are enclosed.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

The *Santa Barbara County Recommended Operational Plan, Fiscal Years 2017-18 and 2018-19* (page D-286) includes funds for the Long Range Planning Division of P&D to prepare the annual progress report. The cost to prepare and process the annual progress report total approximately 215 hours/\$14,000 in fiscal year 2017-2018.

Special Instructions:

The Clerk of the Board shall forward a copy of the minute order to the Planning and Development Department, Attention: David Villalobos, Hearing Support.

Attachments:

1. *2017 Comprehensive Plan Annual Progress Report*
2. Notice of Exemption
3. Montecito Planning Commission Staff Report (dated February 13, 2018)
4. County Planning Commission Staff Report (dated February 20, 2018)
5. Montecito Planning Commission Action Letter (dated February 21, 2018)
6. County Planning Commission Action Letter (dated February 28, 2018)

Authored By:

Jessi Steele, Planner, Long Range Planning Division, (805) 884-8082

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ATTACHMENT 1

2017 Comprehensive Plan Annual Progress Report

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ATTACHMENT 2

Notice of Exemption

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ATTACHMENT 3

Montecito Planning Commission Staff Report (dated February 13, 2018)

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County Planning Commission Staff Report (dated February 20, 2018)

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Montecito Planning Commission Action Letter (dated February 21, 2018)

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County Planning Commission Action Letter (dated February 28, 2018)

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