



Planning and Development Department  
**LONG RANGE PLANNING DIVISION**

# 2018 COMPREHENSIVE PLAN ANNUAL PROGRESS REPORT

County Planning Commission  
February 27, 2019



# Purpose

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- APR requirements (G.C. §65400)
  - Status of Comprehensive Plan
  - Progress in meeting RHNA
  - CPC provides to State and BOS
  - Due April 1



# Purpose (cont.)

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- New requirements (SB 35, AB 879)
  - ▣ Additional permit data
  - ▣ New forms
  - ▣ Permit streamlining for qualifying projects



# Comprehensive Plan Implementation

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- Housing Element implementation
  - Program 1.4 – Streamline ADUs
  - Program 1.13 – Monitor Isla Vista
  - Program 2.4 – Streamline AEDs
  
- Plan updates
  - Circulation Element
  - Safety Element



# RHNA Progress

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- Issued building permits
  - ✓ ADUs and AEDs
  - ✗ Replacement units and group quarters
  
- Affordability by income level
  - ▣ 2018 State Income Limits
  - ▣ Local housing data



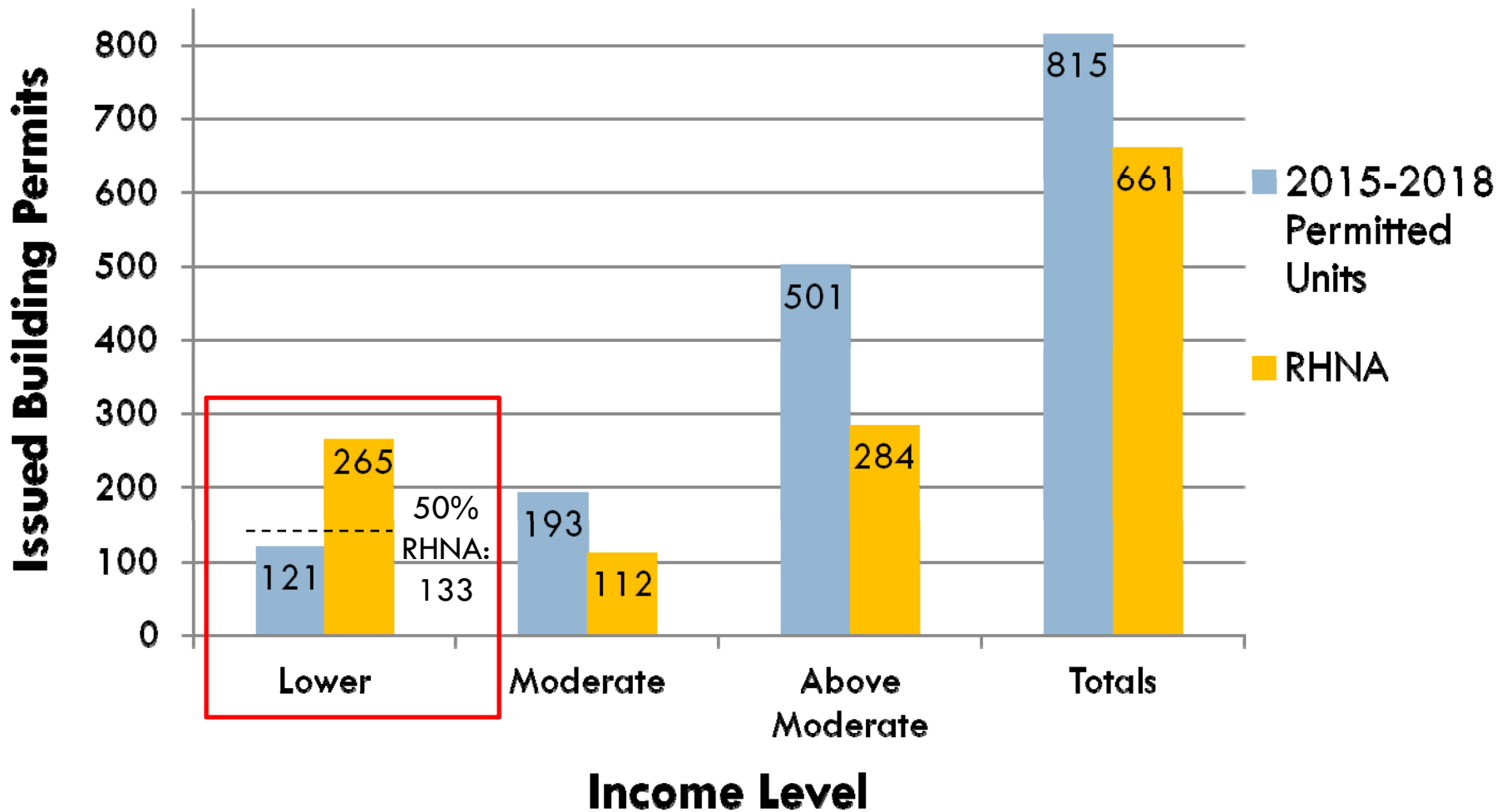
# RHNA Progress (cont.)

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| 2018 Residential Units by Income Category<br>(Issued 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        |
| 2018   | 1                                      | 14        | 82         | 231            | 328        |
| <b>Total</b>   | <b>58</b>                              | <b>63</b> | <b>193</b> | <b>501</b>     | <b>815</b> |
| <b>RHNA</b>  | <b>265</b><br>(159 Very Low + 106 Low) |           | <b>112</b> | <b>284</b>     | <b>661</b> |

# RHNA Progress (cont.)

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# SB 35/G.C. §65913.4

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- Streamlined, ministerial permit process
  - ▣ No CUP or DVP
- Objective zoning standards
- Objective design review standards





# SB 35 (cont.)

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- Qualifying projects:
  - 50% affordable units
  - Urban infill
  - Zoned for residential or mixed uses
- LRP drafting standards in 2019/2020



# SB 35 (cont.)

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- Applies to jurisdictions that have not:
  - ▣ Met pro-rata share of RHNA
  - ▣ Submitted APR(s)
- County subject to SB 35
  - ▣ Insufficient lower-income units
- HCD releases annual determinations



# Environmental Review

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- CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5)
  - Government administrative activity
  - Not a “project”
  - Not subject to CEQA



# Recommendations

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1. Receive and file the APR
2. Determine the APR is not subject to CEQA
3. Authorize staff to provide the APR to the Board, OPR, HCD, and City of Santa Barbara



Questions?

