



Planning and Development Department
LONG RANGE PLANNING DIVISION

2018 COMPREHENSIVE PLAN ANNUAL PROGRESS REPORT

Montecito Planning Commission
February 20, 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



2018 Projects within Montecito

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- ADU Amendments
- AED Amendments (CZO)
- Advanced Meter Zoning Ordinance Amendments
- Ag Tiered Permitting (CZO)
- Cannabis Ordinance
- Circulation Element Update
- Coastal Resiliency (CZO)
- ECAP
- Montecito Guidelines Update
- Safety Element Update
- STRs Ordinance (CZO)



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



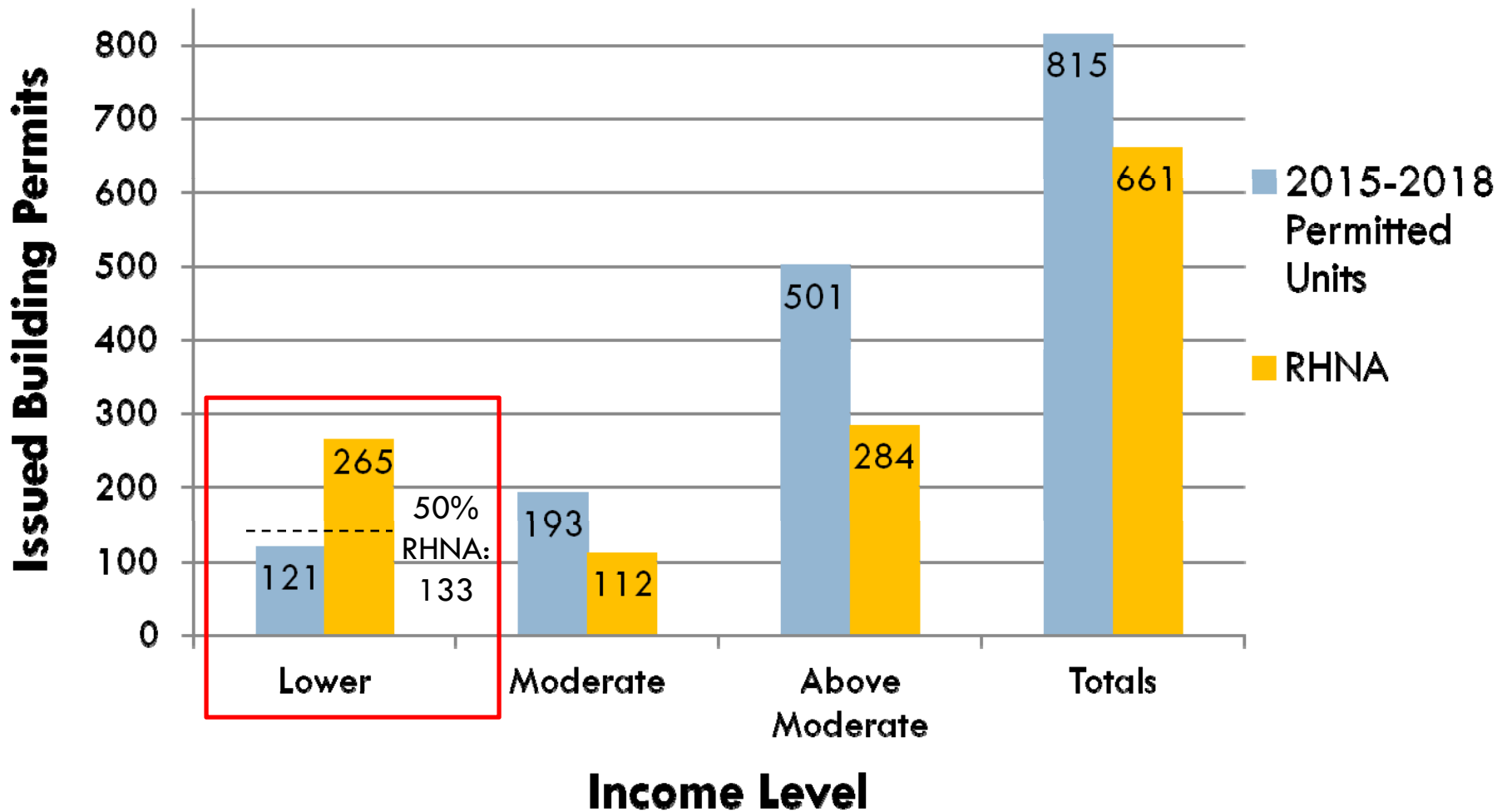
RHNA Progress (cont.)

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| 2018 Residential Units by Income Category (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 |
| Total | 58 | 63 | 193 | 501 | 815 |
| RHNA | 265 (159 Very Low + 106 Low) | | 112 | 284 | 661 |

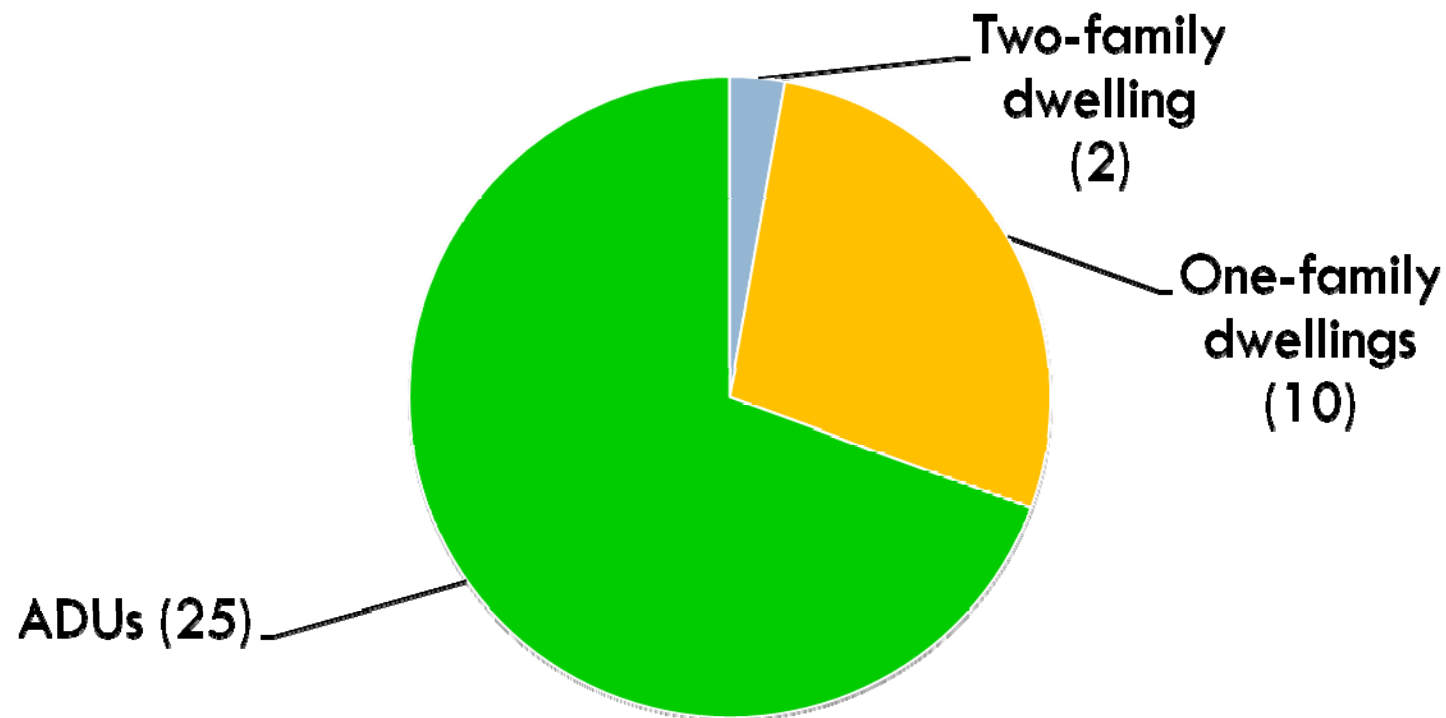
RHNA Progress (cont.)

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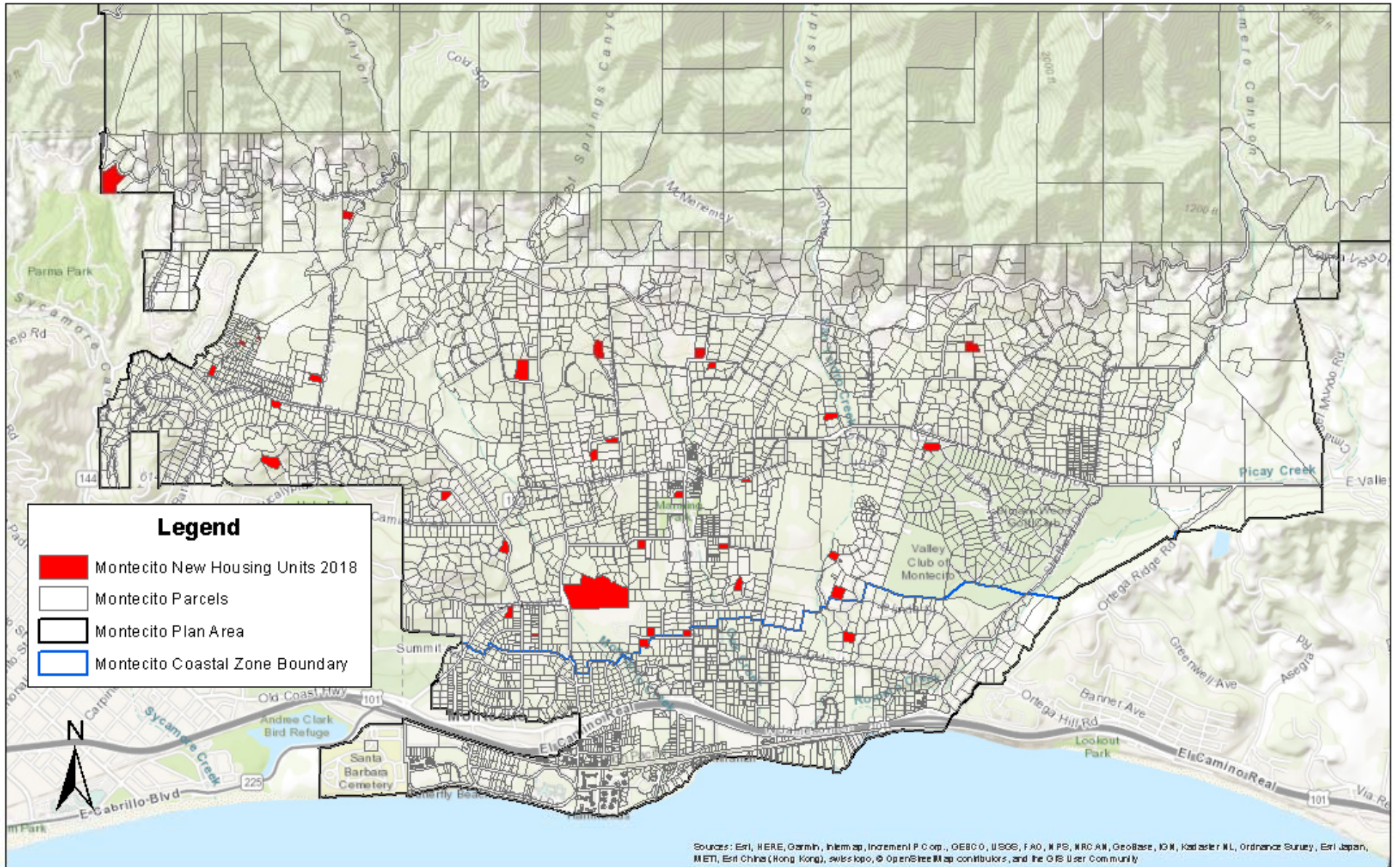
2018 Montecito Housing Production*

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*All units above moderate-income level





SB 35

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- Streamlined, ministerial permit process for 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



SB 35 (Cont.)

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- Qualifying projects:
 - 50% affordable units
 - Urban infill
 - Subject to ministerial, objective standards
- LRP drafting standards in 2019/2020



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. Recommend that the CPC authorize staff to provide the APR to the Board, OPR, HCD, and City of Santa Barbara



Questions?

