



2003-2008 Housing Element
Focused Rezone Program

Santa Barbara County
Board of Supervisors
December 16, 2008





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Presentation Overview

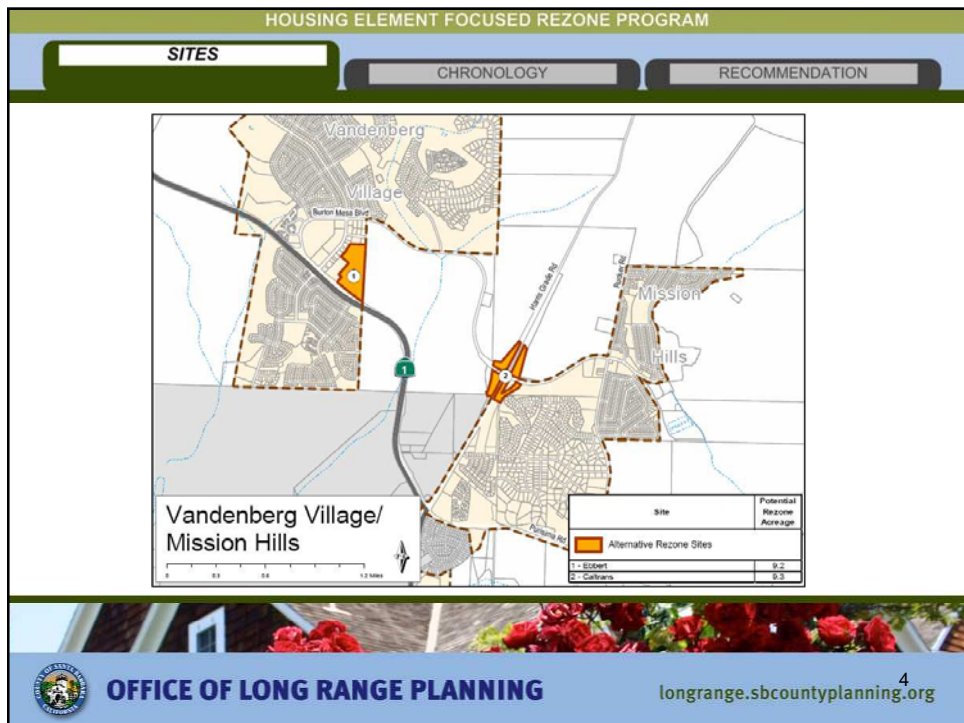
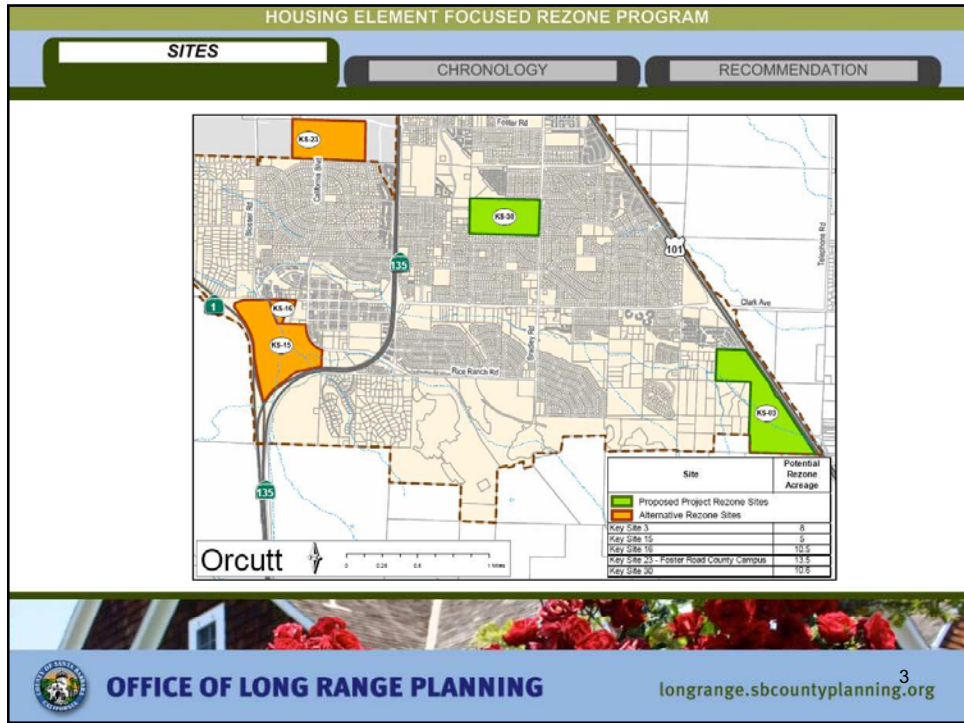
- Rezone Sites
- Chronology
- Recommendations



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SITES **CHRONOLOGY** RECOMMENDATION

- **March 2004:** Adoption of 2003-2008 Housing Element Update with a RHNA shortfall, necessitating a rezone program.
- **November 2005:** Ad-Hoc Housing Subcommittee recommends implementation of rezone program, and Planning Commission selects 10 sites for environmental analysis.





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SITES **CHRONOLOGY** RECOMMENDATION

- **May 2006:** Board adopts an amendment to the Housing Element quantifying a RHNA shortfall of 1,235 units. Rezone sites reaffirmed for environmental analysis.
- **August 2, 2006:** State grants conditional Housing Element certification.
- **November 2006:** Environmental analysis begins, but is halted when Board adopts IVMP in August 2007.





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SITES **CHRONOLOGY** RECOMMENDATION

- **November 2007 – June 2008:** Dialogue with State HCD culminates in direction to amend the Housing Element and **concurrently** implement a Focused Rezone Program.
- **June 2008:** County develops Focused Rezone Program EIR. Key Sites 3 and 30 selected as “proposed project.”





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SITES **CHRONOLOGY** RECOMMENDATION

- **September 2008:** Board amends Housing Element to quantify the number of new units that could be built in Isla Vista, reflecting technical guidance provided by State HCD.
- **October 2008:** Proposed Final Focused Rezone Program EIR released.



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SITES **CHRONOLOGY** RECOMMENDATION

- **October 17, 2008:** Planning Commission considers design and development standards, as well as the selection of Key Site 3.
- **November 12, 2008:** Planning Commission selects Key Site 3 and unanimously votes to replace Key Site 30 with 16.





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SITES **CHRONOLOGY** RECOMMENDATION

- **December 5, 2008:** State HCD communicates preference for Key Sites 3 and 30. Selection of these sites best positions the County to maintain certification.
- **December 9, 2008:** Board hearing on Focused Rezone Program continued to December 16, 2008.



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- Certify the EIR (Attachment A-1) and Revision Letters dated 10/15/08 and 11/12/08;
- Conceptually approve the Focused Rezone Program, including rezones to Key Sites 3 and 30;
- Direct staff to request an ALUC consistency review of Key Site 30; and,
- Set a hearing for 1/27/09 to consider adoption of the Focused Rezone Program.

