



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:** Set Hearing on 4/16/2013  
for 5/7/2013  
**Placement:** Administrative (4/16/2013)  
Departmental (5/7/2013)  
Administrative (5/14/2013)  
**Estimated Tme:** 45 minutes (5/7/2013)  
15 minutes (5/14/2013)  
**Continued Item:** No  
**If Yes, date from:** N/A  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Glenn S. Russell, Ph.D, Director of Planning and Development, 568-2085  
Director(s)  
Contact Info: Jeff Hunt, AICP, Deputy Director, Long Range Planning, 568-2072  
**SUBJECT:** **Housing Element Amendment and Inclusionary Housing Ordinance  
(12GPA-00000-00003 and 12ORD-00000-00015)**

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence**

N/A

**Recommended Actions:**

On April 16, 2013, set a hearing for May 7, 2013 and May 14, 2013 to consider recommendations of the County and Montecito Planning Commissions to approve: (1) Case No. 12GPA-00000-00003, which would amend the Housing Element of the County Comprehensive Plan by adding new policies to Chapter 5 and deleting Appendix A: Inclusionary Housing Program; and (2) Case No. 12ORD-00000-00015, which would adopt the proposed Inclusionary Housing Ordinance as Chapter 46A of the County Code.

**A. Case No. 12GPA-00000-00003 (Comprehensive Plan Housing Element Amendment)**

On May 7, 2013, your Board should conduct a hearing on 12GPA-00000-00003 and continue the item to the hearing of May 14, 2013 for action. On May 14, 2013, your Board should consider the following actions:

1. Make the findings for approval, including CEQA findings, of the proposed amendment;
2. Determine that the proposed amendment is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the Guidelines for Implementation of CEQA; and
3. Adopt a Resolution approving Case No. 12GPA-00000-00003, an amendment to the Housing Element of the County Comprehensive Plan.

**B. Case No. 12ORD-00000-00015 (Inclusionary Housing Ordinance)**

On May 7, 2013, your Board should consider the following action:

1. Approve the introduction (first reading) of an ordinance (Case No. 12ORD-00000-00015) amending Chapter 46, Affordable Housing Enforcement, of the Santa Barbara County Code, to create the Inclusionary Housing Ordinance; and read the title and waive further reading of the ordinance, Case No. 12ORD-00000-00015, amending Chapter 46, Affordable Housing Enforcement, of the Santa Barbara County Code.

On May 14, 2013, your Board should consider the following actions:

1. Make the findings for approval, including CEQA findings, of the proposed ordinance;
2. Determine that the proposed ordinance is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the Guidelines for Implementation of CEQA; and
3. Adopt and pass (second reading) an ordinance (Case No. 12ORD-00000-00015), amending Chapter 46, Affordable Housing Enforcement, of the Santa Barbara County Code.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

Funding for preparation of the proposed amendment and ordinance was budgeted in Long Range Planning of the Planning and Development Department on page D-138 of the County Operating Plan, Fiscal Year 2012-2013 Budget. Staff spent approximately 900 hours preparing the amendment and ordinance and presenting them to the Montecito Planning Commission and County Planning Commission. There are no facilities impacts.

The ordinance would be implemented as applicants submit development permit applications for new residential development. Costs for processing such applications would be fully reimbursed by applicants according to the land development fees adopted for the Planning and Development Department. Permit processing revenues are budgeted in Development Review Permits on page D-138 of the County Operating Plan, Fiscal Year 2012-2013 Budget. There are no facilities impacts.

**Special Instructions:**

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on May 7, 2013. The notice shall appear in the Santa Barbara News-Press and Santa Maria Times. The Planning and Development Department will satisfy any additional noticing requirements.

**Attachments:**

All attachments will be provided with the forthcoming Board Agenda Letter for the May 7, 2013 hearing.

**Authored by:**

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