

2023-2031 Housing Element Update Rezone Amendments

Case Nos. 24GPA-00003, 24GPA-00004, 24GPA-00005, 24RZN-00001, 24RZN-00002,
24ORD-00007, 24ORD-00008, and 23EIR-00004

Board of Supervisors
April 30, 2024

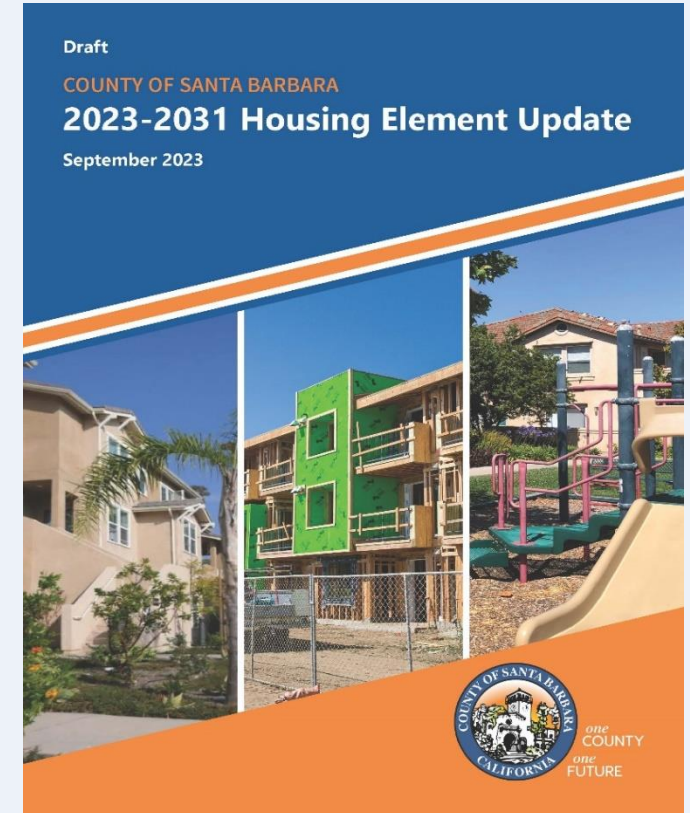


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COUNTY
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FUTURE

County of Santa Barbara
Planning and Development

HEU Two-Step Process

- Separate processes for HEU and rezones
 - Step 1: Adoption of HEU – December 5, 2023
 - Step 2: Selection of rezones and County-owned sites to accommodate RHNA + 15% buffer



Regional Housing Needs Allocation (RHNA)

Sub-Region	RHNA by Income Level			Total RHNA
	Lower	Moderate	Above Moderate	Total
South Coast	1,766	1,051	1,325	4,142
North County	807	229	486	1,522
Total	2,573	1,280	1,811	5,664

No Net Loss Law and 15% Buffer

- Purpose: Maintain adequate sites for unmet RHNA
- Trigger: Insufficient sites for any income level
- Rezone deadline: 180 days
- RHNA buffer:
 - 15% lower-income (385 units)
 - 15% moderate-income (191 units)
 - 0% above moderate-income

Current Capacity and RHNA Shortfall/Surplus

North County

Method of Meeting the RHNA	Units by Income Level		
	Lower	Moderate	Above Moderate
RHNA	807	229	486
RHNA + 15% Buffer	928	263	486
Current Capacity (Vacant Sites, ADUs, and Pending Projects)	441	520	1,730
Surplus (+)/Shortfall (-)	-487	+257	+1,244

Current Capacity and RHNA Shortfall/Surplus

South Coast

Method of Meeting the RHNA	Units by Income Level		
	Lower	Moderate	Above Moderate
RHNA	1,766	1,051	1,325
RHNA + 15% Buffer	2,030	1,208	1,325
Current Capacity (Vacant Sites, ADUs, and Pending Projects)	366	351	2,110
Surplus (+)/Shortfall (-)	-1,664	-857	+785

Actions to Accommodate the RHNA

- Accommodate shortfall of lower- and moderate-income units
- Actions to accommodate the RHNA + 15% buffer:
 - Potential rezone sites
 - County-owned sites

Affordability Assumptions

North County Rezone Sites Affordability Assumptions

Density	Income Level (Percent)		
	Lower	Moderate	Above Moderate
20 to 25 units/acre	65%	25%	10%
25 to 30 units/acre	70%	25%	5%
30 to 40 units/acre	75%	25%	0%

Affordability Assumptions (cont.)

- South Coast affordability assumptions
 - Rezone sites:
 - 50% lower/25% moderate/25% above moderate-income
 - Exceptions: Glen Annie, Giorgi, and San Marcos Growers
 - County-owned sites:
 - Increase from 50 to 159 moderate-income units

Proposed Rezone Densities

- Minimum and maximum density
 - Minimum density of 20 du/acre
 - New zones:
 - DR-20/25
 - DR-20/30
 - DR-30/40
 - Increase minimum density to increase unit certainty
 - Decrease minimum density = more rezone sites

Factors for Selecting Sites

- Board of Supervisors criteria:
 - Low-, moderate-, and upper moderate-income (120-200% AMI) units
 - Non-profit or HASBARCO partnership or donate land
 - Employer partnership
 - Conform to community plan
 - No Builder's Remedy
 - Travel corridor and mixed-use
 - Rental and for-sale
 - Extended affordability
 - Pending projects that require rezone

Use by Right – State Law

- Program 1, use by right for rezone sites
 - 20 du/acre
 - 20% lower-income units
 - No discretionary review
 - No CEQA
 - Subdivisions or other discretionary requests not eligible
 - Amend zoning ordinances

Builder's Remedy

- 15 Builder's Remedy applications:
 - 4 rezone sites (San Marcos, Giorgi, Montessori, and KS 26)
 - 2 pending projects (Bailard and Tatum)
 - Don't need to rezone, but can apply more objective standards
 - 9 other sites
 - Not in HEU or Program EIR
 - Cannot rezone
 - Cannot count RHNA

Planning Commission Recommendations

- North County rezone sites:
 - Apollo
 - Blue Sky Center
 - Chumash, LLC
 - Key Site 10
 - Key Site 11
 - Mariposa Reale
 - Boys and Girls Club
 - Hummel Cottages

Sub-Region/Method of Meeting the RHNA	Units by Income Level		
North County	Lower	Moderate	Above Moderate
RHNA	807	229	486
RHNA + 15% Buffer	928	263	486
Current Capacity and Recommended Rezone Sites	1,203	679	1,392
Surplus (+)	+275	+416	+906

Planning Commission Recommendations (cont.)

- South Coast rezone sites:
 - Van Wingerden 1
 - Van Wingerden 2
 - Hope Church
 - St. Vincent's East
 - St. Vincent's West
 - San Marcos Growers
 - Tatum
 - Montessori

Planning Commission Recommendations (cont.)

- South Coast rezone sites:
 - St. Athanasius
 - Scott
 - Ekwill
 - Caird 1
 - Caird 2
 - Caird 3
 - Friendship Manor
 - Glen Annie

Planning Commission Recommendations (cont.)

- County-owned sites:

- Flag Lot
- Probation Building
- Juvenile Hall
- Page and Fire
- Food Bank
- Hollister Lofts
- Child Family Services Lot
- Archives Parking Lot
- Above Behavioral Wellness Deck

Sub-Region/Method of Meeting the RHNA	Units by Income Level		
South Coast	Lower	Moderate	Above Moderate
RHNA	1,766	1,051	1,325
RHNA + 15% Buffer	2,030	1,208	1,325
Current Capacity and Recommended Rezone Sites	2,139	1,303	3,930
County-Owned Sites	119	159	42
Surplus (+)	+228	+254	+2,647

Comprehensive Plan Amendments

- Maps
 - Land use designations
 - Urban/Rural boundaries
 - Glen Annie
 - Van Wingerden 1 and 2
- Parks/Recreation policy
 - Bike, pedestrian, and trail connections

Comprehensive Plan Amendments (cont.)

- Orcutt Key Site policies and figure
 - Key Sites 10 and 11
- Circulation Element LOS exemption
 - Exempt sites relied upon to meet RHNA
 - Improvements still required

Zoning Ordinance Amendments

- Program 1
 - Use by right
 - DR minimum/maximum density
 - Zoning maps
- Program 3
 - Replacement housing on nonvacant sites

Program Environmental Impact Report

- Programmatic analysis
 - Not site-specific
- Maximum Buildout analysis
 - All 36 potential rezone sites and other housing sites
 - Maximum density
 - State Density Bonus Law
- Impacts less than projected
- Some sites may require future environmental review

Significant and Unavoidable Impacts

Resource Area	Mitigation Measure?
Aesthetics and Visual Resources	✓
Agricultural Resources	
Air Quality	✓
Biological Resources	✓
Hydrology and Water Quality	✓
Land Use and Planning	✓
Population and Housing	
Public Services and Recreation	✓
Transportation	✓
Utilities and Water Supply	✓
Wildfire	✓

Alternatives

- No Project Alternative
 - Not feasible under State law
- Sustainable Communities Strategy Alternative
- Reduced Project Alternatives A, B, and C
- Environmentally Superior Alternative
 - Reduced Project A Alternative

Statement of Overriding Considerations

- Project and four feasible alternatives
 - Significant and unavoidable impacts
- Legal benefits
- Social and economic benefits
- Environmental benefits

Comprehensive Plan Consistency

- Amendments generally consistent with Comprehensive Plan
- Amendments consistent with airport plans (SBCAG)

Questions?

North County Interactive Map

- Potential Rezone Sites (18)
- Pending Projects (2)
 - Apollo
 - Constellation

[Santa Barbara County - Housing Element Update Interactive Map \(arcgis.com\)](#)

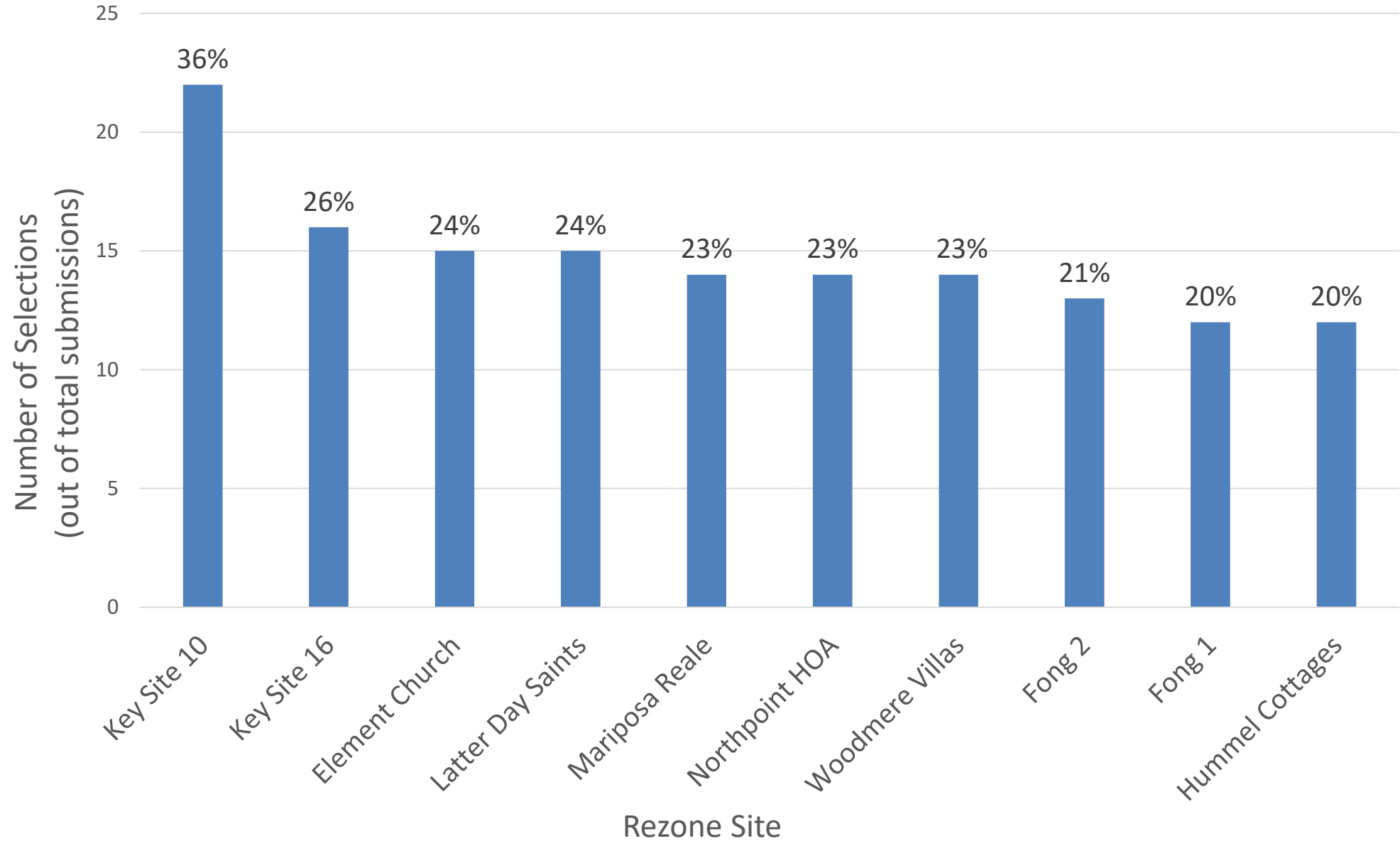
North County Developer LOI

- Pending Projects
 - Apollo – 302 lower-income units, per developer’s projected rents and sales prices; potential employee partnerships
 - Constellation – 60 lower-income units, per developer’s projected rents; potential employee partnerships
- Potential Rezone Sites
 - Key Site 26 – 750 units, with 156 lower-income units; potential employee partnership and local preference program; withdraw BR application
 - Latter Day Saints – 130 deed-restricted lower-income units; partnership with HASBARCO

Balancing Act

- Interactive housing simulations
 - North County and South Coast
 - Select/de-select sites to meet RHNA + 15% buffer
 - Submit “housing plan”
- North County: 2,243 views and 62 submissions
- South Coast: 3,079 views and 157 submissions

Top Ten North County Potential Rezone Sites



Questions?

Public Comments

North County Balancing Act

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Board of Supervisors
May 3, 2024



County of Santa Barbara
Planning and Development

Hearing Outline

1. Recap and finalize North County sites
2. Circulation Element and EIR Mitigation
3. Interactive map – South Coast sites
4. Developer letters of intent
5. Board Questions
6. Public comment
7. Deliberation

Board Selected North County Sites

- Apollo
- Blue Sky Center
- Boys and Girls Club
- Chumash LLC
- Hummel Cottages
- Key Site 10
- Key Site 11
- Element Church

Unresolved North County Sites

- Key Site 1
- Key Site 3
- Latter Day Saints
- Mariposa Reale

Transportation Mitigation Measures

- LOS (policy consistency) vs. VMT (CEQA/PEIR)
- Pre-mitigation: identify sites near jobs, schools, and services
- PEIR VMT mitigation measures:
 - MM T-1: Site-based TDM
 - MM T-2: Construction Traffic and Access Management Plan
 - MM T-3: Funding and Mitigation Fee Programs Update

Transportation Analysis Process

1. Project Application
2. Traffic study
 - Identify current and future traffic conditions and project impacts
 - Identify feasible improvements to maintain LOS C or current LOS
3. Coordination with other jurisdictions if applicable

Potential Improvements

- Examples:
 - Signalization
 - Right-ins, right-outs
 - Turn pockets
 - Roundabouts
 - Roadway extensions
 - Dispersed traffic
 - Pedestrian improvements

South County Interactive Map

- Potential Rezone Sites (18)
- County-Owned Sites (9)
- Pending Projects (2)
 - Tatum
 - Bailard

Board of Supervisors Criteria

- Low-, moderate-, and upper moderate-income (120-200% AMI) units
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Household Income Levels for Santa Barbara County

Income Level	Percent of AMI	Annual Income
Very Low	0-70%	Up to \$73,950
Low	71-112%	Up to \$118,500
Moderate	113-120%	Up to \$128,750
Upper Moderate	160%	\$171,680

South Coast Developer LOI

- Pending Projects
 - Bailard – Increases lower-income units from 41 to 50
 - San Marcos 1 and 2 – Shifts 50 units from above-moderate to moderate-income; 2 acres public open space
 - Tatum – Increases units from 344 to 545; increases affordable units from 69 lower-income to 110 lower- and 27 moderate-income; 3 acres public open space

South Coast Developer LOI (cont.)

- Potential Rezone Sites
 - Caird 1, 2, 3, and Ekwil – 1,200 units, with 250 lower-, 50 moderate-, and 180 upper moderate-income units; 11 acres public open space
 - Glen Annie – 800-1,000 units with 231 to 308 lower- and moderate-income units; onsite recreation, parks, and trails; childcare

South Coast Developer LOI (cont.)

- Potential Rezone Sites, cont.
 - Montessori – Increases units from 345 to 459; increases affordable units from 69 lower-income to 23 lower-, 69 moderate-, and 23 upper moderate-income; withdraw BR
 - Giorgi – 1,177 units, with 300 lower-, 120 moderate-, and 60 upper moderate-income units; 6-acre public park; childcare

PC Recommended South Coast Sites

- Potential rezone sites:
 - Van Wingerden 1
 - Van Wingerden 2
 - Hope Church
 - St. Vincent's East
 - St. Vincent's West
 - San Marcos Growers
 - Tatum
 - Montessori
 - St. Athanasius
 - Scott
 - Ekwill
 - Caird 1
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 - Caird 3
 - Friendship Manor
 - Glen Annie

PC Recommendation for Montessori



PC Recommended South Coast Sites

- County-owned sites:

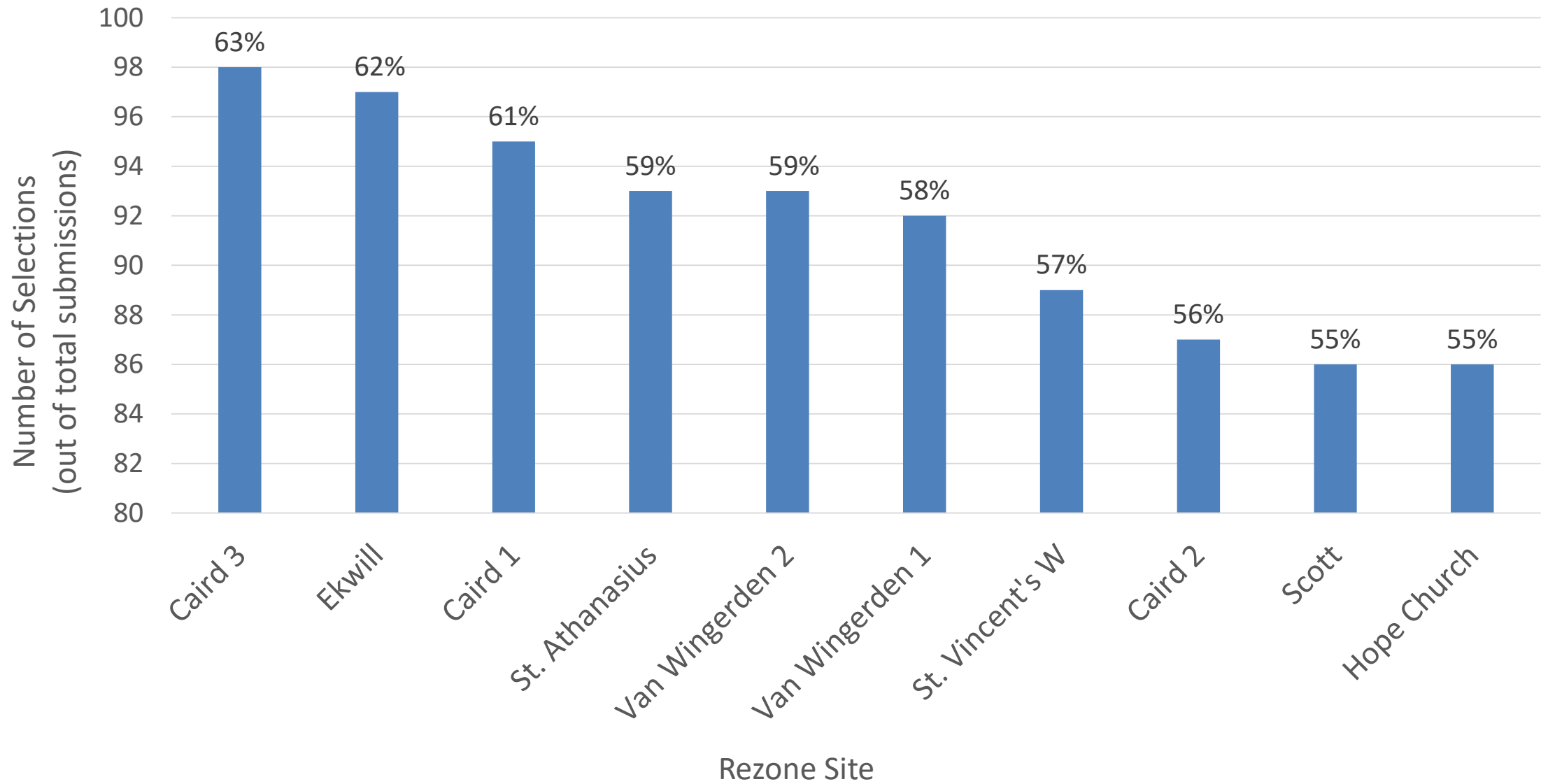
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Deliberation

Next Steps

- HCD submittal: upon adoption
- LCPA submittal: spring/summer 2024
- Rezone amendments go into effect:
 - Inland Area: 30 days (June 2, 2024)
 - Coastal Zone: upon CCC certification



