

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

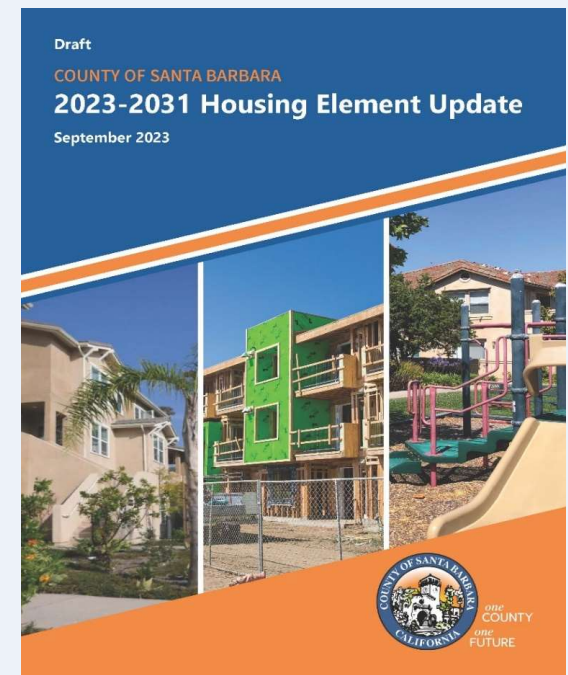
Board of Supervisors
April 30, 2024



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

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

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

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

Factors for Selecting Sites

- 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

Factors for Selecting Sites (cont.)

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%

Factors for Selecting Sites (cont.)

- Minimum and maximum density
 - Min. density of 20 du/acre
 - New zones:
 - DR-20/25
 - DR-20/30
 - DR-30/40
 - Increase min. density to increase unit certainty
 - Decrease min. density = more rezone sites
 - Increase max. density impacts Program EIR analysis

Factors for Selecting Sites (cont.)

- 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

Factors for Selecting Sites (cont.)

- 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

Factors for Selecting Sites (cont.)

- 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

Comprehensive Plan Amendments (cont.)

- Min. and max. densities
 - New designations
 - Lower density allowance
 - No feasible method to mitigate or avoid constraints
- Urban/Rural boundary changes
 - High density in Urban Area only
 - Amend Urban/Rural Boundary
 - Glen Annie
 - Van Wingerden 1 and 2

Comprehensive Plan Amendments (cont.)

- Parks/Recreation policy
 - Public bike, pedestrian, and trail connections
- Key Site policies and figures
 - Key Sites 1, 3, 10, 11, 16, and 26
 - Reflect new zoning and land use designations

Comprehensive Plan Amendments (cont.)

- Program 1
 - Amend zoning ordinances to include requirements
- Program 3 replacement housing
 - Amend zoning ordinances to reflect State law
 - Replace units on use by right sites

Planning Commission Recommendations

- North County - Sites to Rezone
 - Apollo
 - Blue Sky Center
 - Chumash, LLC
 - Key Site 10
 - Key Site 11
 - Mariposa Reale
 - Boys and Girls Club
 - Hummel Cottages

Planning Commission Recommendations (cont.)

- South Coast –Sites to Rezone
 - 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 – Sites to Rezone
 - 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

HEU Program EIR Introduction

- Evaluates potential environmental impacts
- Programmatic analysis
 - Not site-specific
- Some sites may require future environmental review

Program EIR Methodology

- Maximum Buildout analysis
 - All 36 potential rezone sites and other housing site categories
 - Max. density
 - State Density Bonus Law
- Identifies more sites than necessary
- Impacts less than projected after site selection

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 airport plan (SBCAG)
- Circulation Element
 - Projects may not meet LOS standards
 - Meet State housing obligations
 - Remove housing barriers
 - Add exemption for sites relied upon to meet RHNA
 - Improvements still required

Next Steps

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



Questions?

Interactive Map

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

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

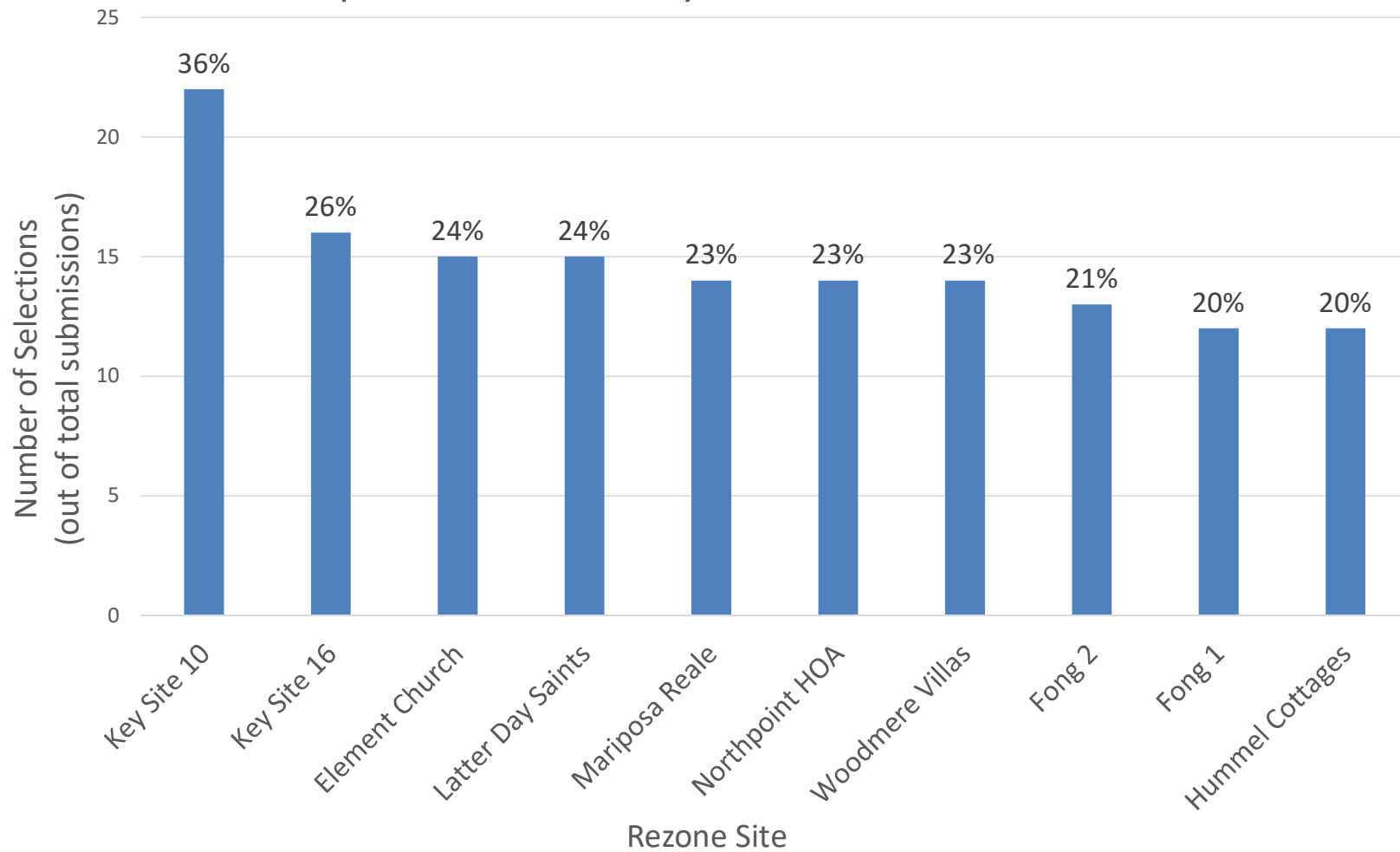
North County Developer LOIs

- Pending Projects
 - Apollo
 - Constellation
- Potential Rezone Sites
 - Key Site 26 (Richards Ranch)
 - Latter Day Saints (Magnolia Apartments)

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

Interactive Map

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

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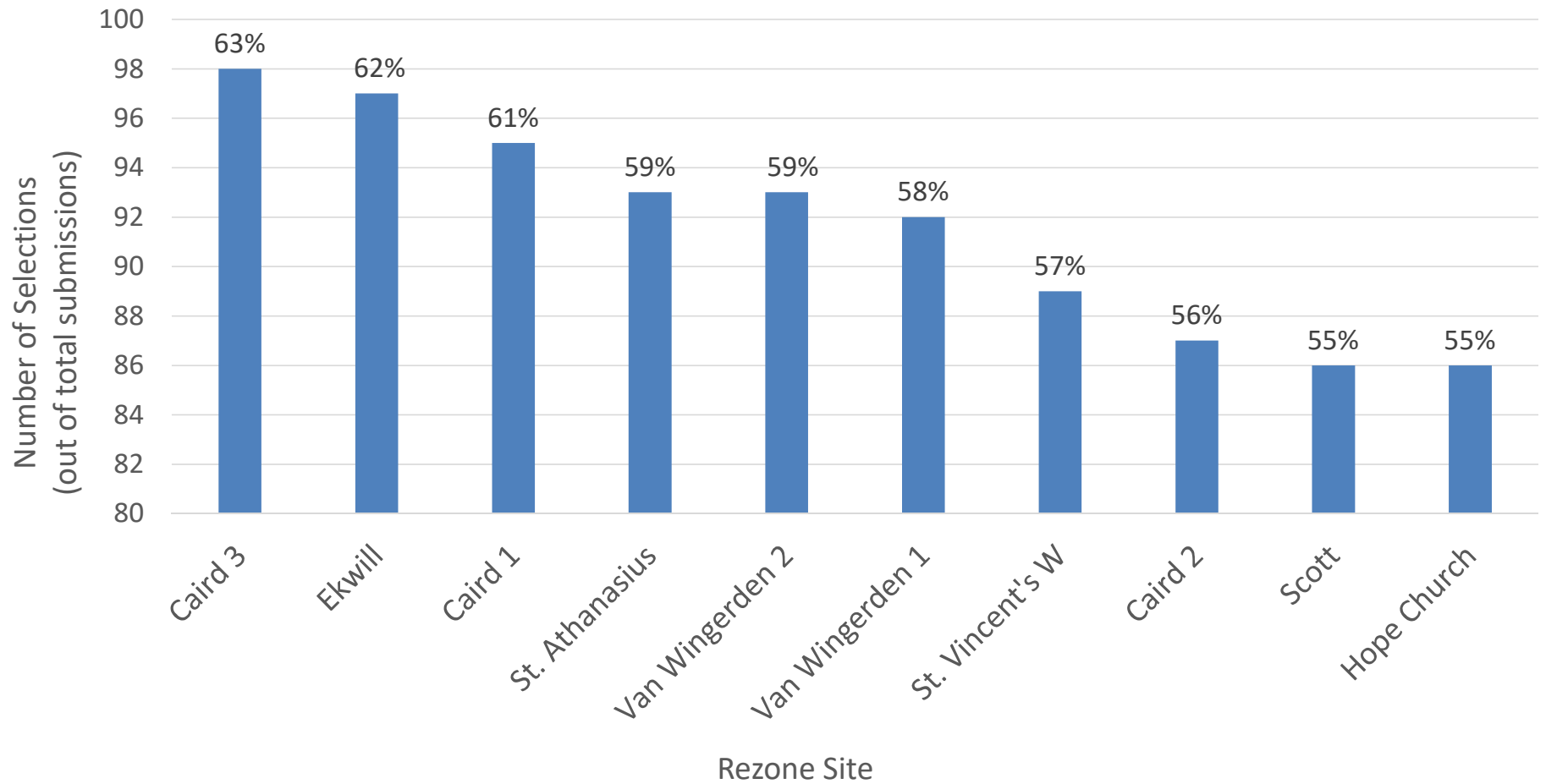
Developer Letters of Intent

- Proposed Project Changes and Benefits
 - Increase lower-income units
 - Provide upper moderate-income units
 - Employer-Sponsored Housing Consortium
 - Local preference program
 - Public open space and recreation
 - Childcare centers
 - Withdraw Builder's Remedy

South Coast Developer LOIs

- Pending Projects
 - Bailard
 - San Marcos 1 and 2
 - Tatum
- Potential Rezone Sites
 - Caird 1, 2, 3, and Ekwill
 - Glen Annie
 - Montessori
 - Giorgi

Top Ten South Coast Potential Rezone Sites



Questions?

Public Comments

South Coast Balancing Act

Deliberation

