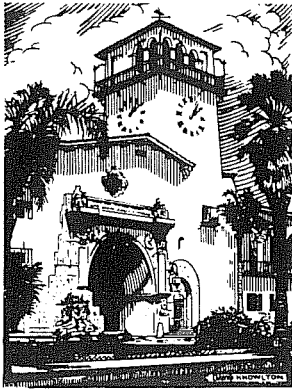


Attachment B

Planning Commission Action Letter and Resolution Recommending that the Board of Supervisors Adopt an Amendment to the 2003-2008 Housing Element



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF AUGUST 27, 2008

RE: General Plan 2003-2008 Housing Element Amendment

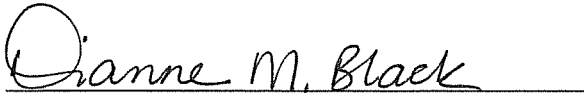
Hearing on the request of Planning and Development that the Planning Commission recommend that the Board of Supervisors adopt an addendum to the 2003-2008 Housing Element Negative Declaration (04NGD-00000-00004) and adopt a resolution recommending that the Board of Supervisors adopt an amendment to the 2003-2008 Santa Barbara County General Plan Housing Element to reflect the residential development capacity made available through the Board's approval of the Isla Vista Master Plan on August 21, 2007. This residential development capacity will reduce the County's remaining Regional Housing Needs Allocation shortfall from 1,235 lower income units to 370 lower income units for the 2001-2008 planning period.

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of August 27, 2008, Commissioner Blough moved, seconded by Commissioner Valencia and carried by a vote of 5-0 to:

1. Recommend that the Board of Supervisors adopt Attachment A1 of the staff report, dated August 8, 2008, an addendum to the 2003-2008 Housing Element Negative Declaration (04NGD-00000-00004), and related CEQA findings in Attachment A2 of the staff report, dated August 8, 2008; and
2. Adopt Attachment C of the staff report, dated August 8, 2008, a resolution of the Planning Commission recommending that the Board of Supervisors adopt an amendment to the General Housing Element by inserting Exhibit 1, a new section of the 2003-2008 Housing Element Update entitled Section VII, Isla Vista Master Plan Land Inventory and Housing Capacity, and Exhibit 2, a new subsection to the 2003-2008 Housing Element Update Appendices entitled Appendix E1. These actions would effectively reduce the County's Regional Housing Needs Allocation shortfall for the 2001-2008 housing planning period from 1,235 lower income units to 370 lower income units.

Sincerely,



Dianne M. Black
Secretary Planning Commission

- cc: Case File
Planning Commission File
Dianne M. Black, Director Development Review
David Allen, Deputy County Counsel
Rachel Van Mullem, Deputy County Counsel
David Matson, Deputy Director, Long Range Planning
Chris Rich, Senior Planner, Long Range Planning

**Attachments: Attachment A2 – CEQA Findings
Attachment C – Planning Commission Resolution**

DMB/jao

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RESOLUTION OF THE COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING ADOPTION)
OF AN AMENDMENT TO THE 2003-3008 HOUSING) RESOLUTION NO.: 08-06
ELEMENT, AN ELEMENT OF THE SANTA)
BARBARA COUNTY COMPREHENSIVE PLAN)

WITH REFERENCE TO THE FOLLOWING:

WHEREAS, California Government Code Section 65302 (c) requires that localities adopt a General Plan Housing Element that complies with the State's standards as set forth in Government Code Section 65580 et seq.; and,

WHEREAS, California Government Code Section 65583.2(c)(2) enables localities to amend the Housing Element land inventory and capacity analysis to adjust for changes in land use controls and the removal of constraints that occurred during the planning period for purposes of accommodating the jurisdiction's Regional Housing Needs Allocation; and,

WHEREAS, on December 20, 1980, by Resolution No. 80-566, the County of Santa Barbara Board of Supervisors adopted a General Plan, and on March 29, 2004 by Resolution No. 04-078 the County of Santa Barbara Board of Supervisors adopted an updated General Plan Housing Element; and,

WHEREAS, on March 29, 2004, the County of Santa Barbara Board of Supervisors adopted a Negative Declaration for the 2003-2008 Update to the Santa Barbara County General Plan Housing Element; and

WHEREAS, on August 21, 2007, by Resolution No. 07-258, the County of Santa Barbara Board of Supervisors adopted the Isla Vista Master Plan and certified an Environmental Impact Report to revitalize the community of Isla Vista by changing land use controls and removing constraints to the development of housing; and,

WHEREAS, the changes accompanying the adoption of the Isla Vista Master Plan have provided the realistic capacity for an additional 865 residential units during the planning period above the density of 20 units per acre identified by California Government Code Section 65583.2(c)(3)(B)(iii) as appropriate for lower income households, effectively reducing the County's Regional Housing Needs Allocation shortfall from 1,235 lower income units to 370 lower income units; and,

WHEREAS, a proposed amendment to the Housing Element of the Santa Barbara County General Plan has been prepared pursuant to California Government Code Sections 65358 and 65580 et seq. according to the adopted procedure; and,

WHEREAS, public hearing notices of the Draft Revised 2003-2008 Housing Element, regarding document availability and public hearing schedule, were published in local newspapers and provided on the County's Housing Element Update website; and,

WHEREAS, the Planning Commission has held a public hearing and received and considered all reports and comments on the proposed amendment; and,

WHEREAS, pursuant to California Government Code Section 65585(b), the State Department of Housing and Community Development (State HCD) was sent the proposed Draft Housing Element Amendment for review; and,

WHEREAS, since the March 2004 adoption of the Negative Declaration for the 2003-2008 Update to the Santa Barbara County General Plan Housing Element, there have been no substantial changes proposed in the project, no substantial changes to the circumstances under which the project was undertaken, and no new information of substantial importance that would require subsequent environmental review under Public Resources Code section 21166 or CEQA Guidelines section 15162.

WHEREAS, the County has prepared an addendum to a Negative Declaration previously prepared, circulated for public review, and adopted in March 2004 for the 2003-2008 Update to the Santa Barbara County General Plan Housing Element, concluding that no potentially significant environmental impacts will occur as the result of the proposed amendment to the 2003-2008 Housing Element; and,

WHEREAS, it is now deemed in the interest of orderly development of the County and important to the preservation of health, safety, and general welfare of the residents of said County, and in the interest of following the requirements of State law (GC 65583 et seq) that the Planning Commission recommend that the County Board of Supervisors adopt revisions amending the 2003-2008 Housing Element as shown in Exhibit 1 and Exhibit 2, hereby incorporated by reference; and,

WHEREAS, in Exhibit 1, the Isla Vista Master Plan Land Inventory and Housing Capacity represents the addition of a new section, Section VII, in the 2003-2008 Housing Element. This new section will be inserted following Section VI: Land Inventory and Quantified Objectives, and preceding the Appendices; and,

WHEREAS, in Exhibit 2, the Isla Vista Master Plan Land Inventory Tables and Figures represents the addition of a new subsection, Appendix E1, to the Appendix E: Land Inventory Tables in the 2003-2008 Housing Element. This new subsection will be inserted immediately following Table E-10, and preceding Appendix F: Service Provider Survey of the 2003-2008 Housing Element; and,

WHEREAS, these revisions amending the 2003-2008 Housing Element require incorporation into the Table of Contents, the following titles and respective page numbers will be included as they occur in the amended Housing Element:

Section VII – Isla Vista Mater Plan Land Inventory and Housing Capacity
Chronology
Land Inventory Analysis: Isla Vista Master Plan
Focused Rezone Program

Appendix E1 – Isla Vista Master Plan Land Inventory Tables and Figures

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. Pursuant to the provisions of Government Code Sections 65354 and 65855, the Planning Commissions recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, accept the above mentioned recommendation of this Commission to approve and adopt amendments to the

2003-2008 Housing Element, as shown in Exhibit 1 and Exhibit 2, and the above described changes to the Table of Contents.

3. A copy of this Resolution shall be transmitted to the County Board of Supervisors along with said proposed draft amendment.

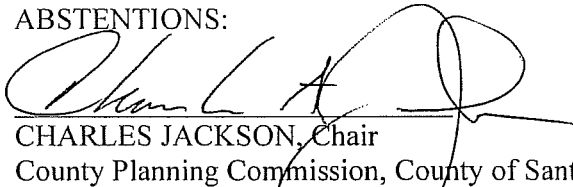
PASSED, APPROVED, AND ADOPTED by the Planning Commission of the County of Santa Barbara, State of California, this 27th day of August, 2008, by the following vote:

AYES: Cooney, Brown, Jackson, Valencia, Blough

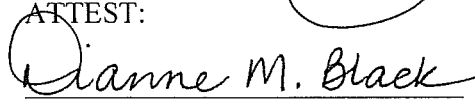
NOES:

ABSENT:

ABSTENTIONS:

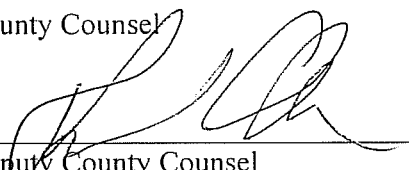

CHARLES JACKSON, Chair
County Planning Commission, County of Santa Barbara

ATTEST:


DIANNE BLACK
Secretary of the Commission

APPROVED AS TO FORM:

DENNIS MARSHALL
County Counsel

By 
Deputy County Counsel