

2003-2008 Housing Element Focused Rezone Program

Santa Barbara County
Board of Supervisors
December 9, 2008



Presentation Overview

- Background
- Focused Rezone Program
- Planning Commission Deliberations and Action
- Recommendations



Background

- State law requires that a rezone program be implemented to address a RHNA shortfall.
- Housing Element Policy 1.10, Action 1: Rezone Program.



Background

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



Background

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



Background

- **November 2007 – June 2008:** Dialogue with State HCD culminates in direction to amend the Element and ***concurrently*** implement a Focused Rezone Program.
- **June 2008:** County develops Rezone Program EIR.
- **September 2008:** Board amends Element to reflect IVMP, lowers RHNA shortfall from 1,235 to 370 units.
- **October 2008:** Rezone Program EIR and accompanying public process completed.



Mandated State Requirements

- County-initiated Rezones Completed by January 2009.
- “By-right” Multifamily Housing.
- Residential Density of 20 Units per Acre.

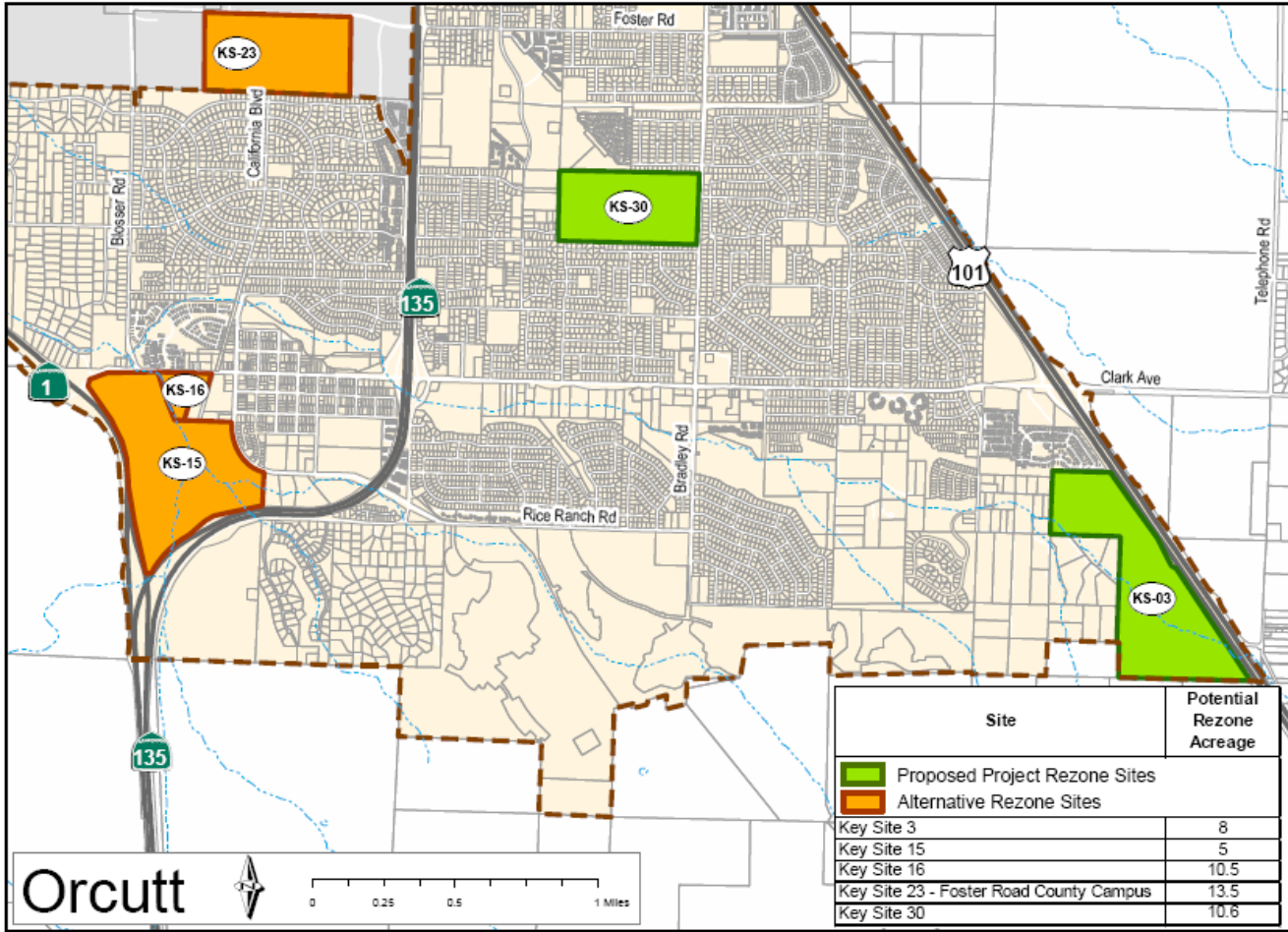


Environmental Analysis

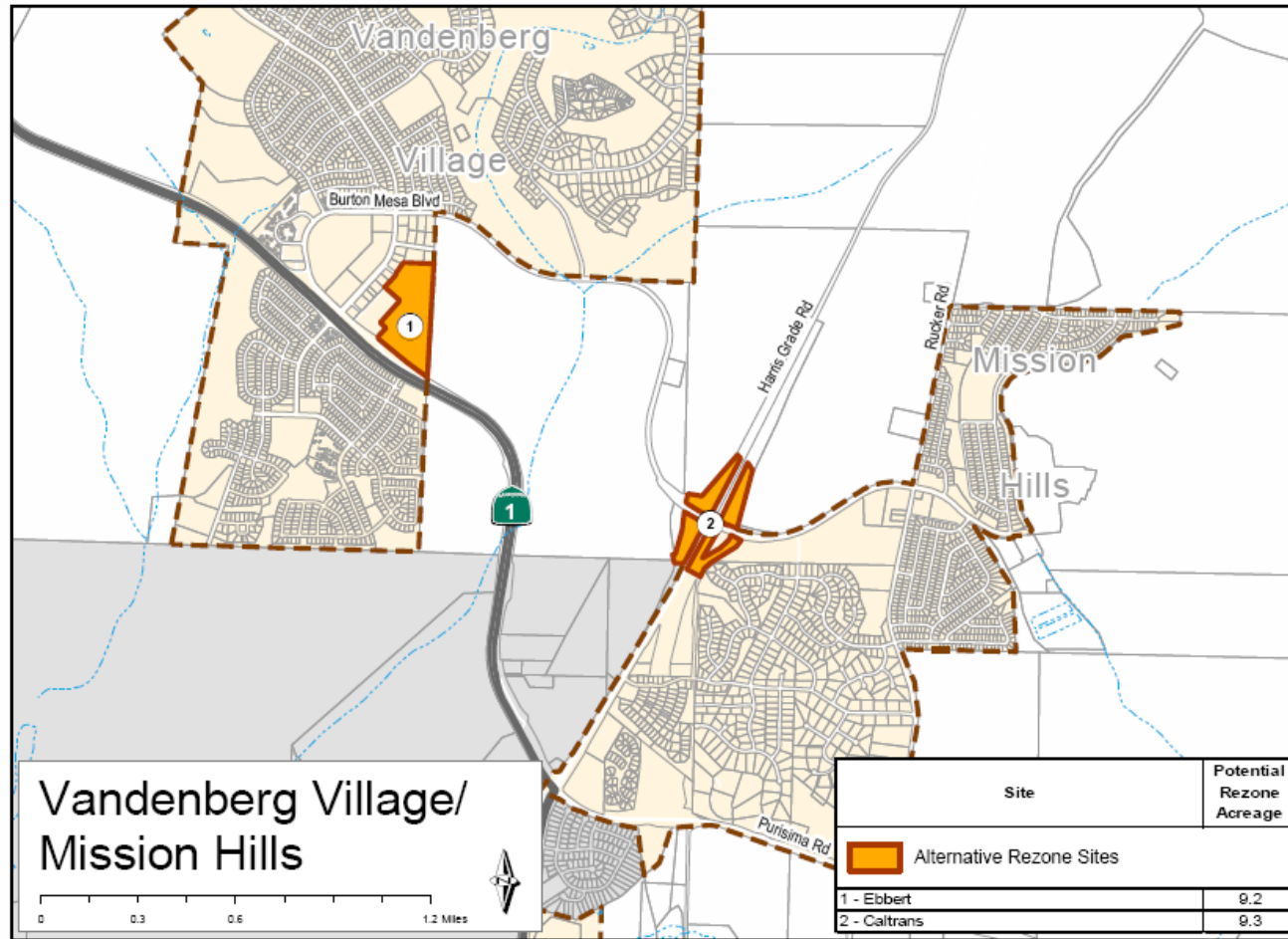
- Ten Sites Identified by Planning Commission, Minus Three Los Alamos Sites.
- EIR “Proposed Project”: Orcutt Key Sites 3 and 30.
- Five EIR Alternatives.
- All Alternatives Designed to Address Project Objectives.



Orcutt Sites



Vandenberg Village/Mission Hills Sites



Planning Commission Recommendation

- Hearings Held on October 17 and November 12.
- Enhanced Design Requirements.
- Sites Selected: Portions of Key Sites 3 and 16.
- Recommended Certification of EIR and MMRP, Bolstered by Revision Letters.



Board Recommendation

- Certify the EIR (Attachment A-1) and Revision Letter dated 12/08/08, and adopt the MMRP, Findings, and SOC (Attachment A-2);
- Adopt the resolutions necessary to rezone Key Site 3, provided in Attachments C-1, C-2, and C-3;
- Conceptually approve a rezone of Key Site 30;
- Direct staff to request a finding of consistency from the ALUC for Key Site 30; and,
- Set a hearing for 1/27/09 to consider final actions necessary to complete the Focused Rezone Program.

