



**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

Submitted on:
(COB Stamp)

Department Name: Planning & Development
Department No.: 053
For Agenda Of: 09/09/08
Placement: Departmental
Estimate Time: 1 hour
Continued Item: NO
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director: John Baker, Assistant CEO and Planning and Development Director
Contact Info: John McInnes, Long Range Planning Director
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David Matson, Deputy Director, Long Range Planning
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SUBJECT: Technical Amendment to the 2003-2008 General Plan Housing Element

County Counsel Concurrence:

As to form/legality: Yes No N/A

Auditor-Controller Concurrence:

As to form: Yes No N/A

Recommended Action(s):

That the Board of Supervisors consider a technical 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.

Staff recommends that the Board of Supervisors:

1. Adopt Attachment A1, an addendum to the 2003-2008 Housing Element Negative Declaration (04NGD-00000-00004) and Attachment A2, related CEQA Findings.
2. Receive a Planning Commission Action Letter and accompanying Planning Commission Resolution (Attachment B) recommending that the Board of Supervisors adopt a technical amendment to the General Plan Housing Element.
3. Receive a letter dated July 16, 2008 from the California State Department of Housing and Community Development (Attachment C) directing the County of Santa Barbara to amend its General Plan Housing Element by September 15, 2008 to reflect the potential capacity in the IVMP and concurrently proceed with a rezone program to select sites necessary to meet its remaining unmet RHNA for lower income households.
4. Adopt Attachment D, a resolution of the Board of Supervisors to amend the 2003-2008 General Plan Housing Element by inserting a new section to the 2003-2008 General Plan Housing Element entitled *Section VII, Isla Vista Master Plan Land Inventory and Housing Capacity*

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(Attachment D, Exhibit 1), and a new subsection to the 2003-2008 General Plan Housing Element Appendices entitled *Appendix E1* (Attachment D, Exhibit 2).

Please provide direction to staff if the Board of Supervisors takes actions other than those recommended.

Summary:

This item is on the Board of Supervisors (BOS) agenda to review and consider adoption of a proposed amendment to the Santa Barbara County 2003-2008 General Plan Housing Element (Housing Element). The amendment is a technical procedure required by State law and, consistent with the California State Department of Housing and Community Development's (State HCD) direction, would codify the additional housing capacity in the south coast community of Isla Vista made available by the Board's adoption Isla Vista Master Plan (IVMP) on August 21, 2007. The proposed amendment also provides the requisite technical analysis and land inventory updates necessary to implement Housing Element Policy 1.10: Action 4. There are two components to the amendment: 1) A new section containing a detailed land capacity analysis of housing development opportunities established in the south coast community of Isla Vista by the Board's adoption of the IVMP, and 2) A new subsection to the Housing Element Appendix E Land Inventory.

On August 27, 2008, the County Planning Commission held a hearing to review the addendum to the 2003-2008 Housing Element Negative Declaration (04NGD-00000-00004) and related CEQA Findings, as well as the proposed technical amendment to the General Plan Housing Element. At that hearing, the County Planning Commission voted 5-0 to recommend that the Board of Supervisors adopt an addendum to the 2003-2008 Housing Element Negative Declaration (04NGD-00000-00004), and related CEQA findings. The Planning Commission also adopted a resolution recommending that the Board of Supervisors adopt an amendment to the General Housing Element by inserting a new section of the 2003-2008 Housing Element Update entitled Section VII, Isla Vista Master Plan Land Inventory and Housing Capacity, as well as new subsection to the 2003-2008 Housing Element Update Appendices entitled Appendix E1.

If adopted by the Board of Supervisors, the proposed amendment would reduce the scope of the corresponding state-mandated rezone program described in the Housing Element (Policy 1.10: Action 1) to accommodate the unmet RHNA shortfall of 1,235 lower income units to 370 units. Per State HCD's direction, this remaining shortfall must be addressed concurrent to this technical amendment and prior to January 2009.

Government Code section 65358 provides that the County's Housing Element may be amended no more than four times in a calendar year. Subject to that limitation, the amendments may be made at any time during the year as determined by the Board of Supervisors. On February 12, 2008, the Board by Minute Order set the four "window dates" for amending the Comprehensive Plan as April 8, June 17, August 19 and December 9, 2008, noting that these proposed dates may be changed due to unexpected events and circumstances. To comply with the timeline set by the state, the County must process the amendment to the Housing Element before the next window date of December 9, 2008. Therefore, the Board may properly amend the Housing Element on September 9, 2008 and still be in compliance with Government Code section 65358 because the Housing Element will not be amended more than four times this calendar year.

Background:

The Housing Element was adopted in March 2004, prior to the completion of the IVMP. Although it was recognized that the community of Isla Vista could contribute significantly to reducing the County's 6,064 unit RHNA assignment, the exact amount of capacity for new housing in the IVMP remained speculative, and therefore was largely omitted from the original Housing Element *Appendix E Land Inventory*. This notion was articulated in Housing Element Policy 1.10: Action 4, which delayed inclusion of Isla Vista's housing capacity in the Housing Element land inventory until the IVMP had been adopted by the Board of Supervisors. That adoption occurred on August 21, 2007, effectively reducing the County's remaining RHNA shortfall by 70%.

The proposed amendment inserts two new sections into the 2003-08 Housing Element. The first section is entitled *Section VII: Isla Vista Master Plan Land Inventory and Housing Capacity* and includes the requisite analysis and narrative necessary to comply with state law. It is comprised of three components:

- A. Chronology: Summarizes County staff's ongoing dialogue with the State HCD to accommodate affordable housing needs in the unincorporated area.
- B. Land Inventory Analysis: Reviews the statutory requirements of State law for the *Appendix E Land Inventory*; and, analyzes development potential in Isla Vista, including current development trends in the Planning Area and programs in the IVMP that bolster the realistic capacity of non-vacant sites.
- C. Focused Rezone Program: Summarizes the revised Housing Element Policy 1.10: Action 1, Focused Rezone Program, mandated by SHCD to accommodate the remaining affordable housing need; and, summarizes opportunities for public participation throughout the Housing Element update process.

The second section is entitled *Appendix E1: Isla Vista Master Plan Land Inventory Tables and Figures*. This section contains the complementary data described and analyzed in *Section VII*. The following list summarizes the new figures and tables provided in *Appendix E1*:

- A. *Appendix E1, Figure 1* - This is a map of parcels in the Isla Vista Master Plan Area.
- B. *Appendix E1, Table 1* - This new land inventory supplements the original Housing Element land inventory (Appendix E) by inserting a complete listing of parcels for the Isla Vista Master Plan Area, all of which are have been zoned above 20 units per acre.
- C. *Appendix E1, Figure 2* - This is a map of sites in the Isla Vista Downtown Area.
- D. *Appendix E1, Table 2* - This is an analysis of sites in the Isla Vista Downtown Area.
- E. *Appendix E1, Figure 3* - This is a map of sites in the Isla Vista Mixed Residential Design Area.
- F. *Appendix E1, Table 3* - This is an analysis of sites in the Isla Vista MRD Area.

Fiscal and Facilities Impacts:

Budgeted: Yes No

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized Cost:</u>	<u>Total Project Cost</u>
General Fund	\$40,365		\$3,125,461
State			
Federal			
Fees			
Other:			
Total	\$ 40,365.00	\$ -	\$ 3,125,461.00

Narrative:

Staffing Impact(s):

Legal Positions:
NA

FTEs:
NA

Special Instructions:

NA

Attachments: (list all)

- Attachment A1: Addendum to the 2003-2008 Housing Element Negative Declaration (04NGD-00000-00004)
- Attachment A2: CEQA Findings
- Attachment A3: 2003-2008 Housing Element Negative Declaration (04NGD-00000-00004)
- Attachment B: Planning Commission Action Letter and Resolution Dated August 27, 2008
- Attachment C: July 16, 2008 letter from the State Department of Housing and Community Development
- Attachment D: Draft Resolution of the Board of Supervisors to amend the 2003 General Plan Housing Element
 - Exhibit 1: *Section VII: Isla Vista Master Plan Land Inventory and Housing Capacity*
 - Exhibit 2: *Appendix E1: Isla Vista Master Plan Land Inventory Tables and Figures*

Authored by:

David Matson, Deputy Director, Long Range Planning

cc:

OLRP Chron File