

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development Af

BOARD AGENDA # *D-1

Urgent Routine

AGENDA DATE November 24, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Set a Public Hearing for December 15, 2015 at 6:35 p.m. to Consider Planning Commission's Recommendation of Ordinance Amendment Application No. PLN2015-0047 to Amend Title 21 of the Stanislaus County Code to Fulfill State Housing Element Requirements

STAFF RECOMMENDATIONS:

1. Set a public hearing for December 15, 2015 at 6:35 p.m. to consider Planning Commission's recommendation of Ordinance Amendment Application No. PLN2015-0047, Housing Related Code Amendments, a request to amend the Title 21 of the Stanislaus County Code, specifically Chapters - 21.08 General Provisions, 21.12 - Definitions, 21.48 - Highway Frontage (H-1), 21.56 - General Commercial (C-2), and 21.60 - Industrial District (M) and to add Chapters 21.86 - Reasonable Accommodation and 21.82 - Density Bonus for Affordable Housing, to Fulfill State Housing Element Requirements
2. Authorize the Clerk of the Board to publish notice of hearing as required by law.

FISCAL IMPACT:

There are no fiscal impacts associated with setting the public hearing. Impacts associated with the rezone will be evaluated and included in the subsequent report for the public hearing.

BOARD ACTION AS FOLLOWS:

No. 2015-589

On motion of Supervisor Chiesa, Seconded by Supervisor O'Brien
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, DeMartini, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST: Christine Ferraro
CHRISTINE FERRARO TALLMAN, Clerk

Approval to Set a Public Hearing for December 15, 2015 at 6:35 p.m. to Consider Planning Commission's Recommendation of Ordinance Amendment Application No. PLN2015-0047 to Amend Title 21 of the Stanislaus County Code to Fulfill State Housing Element Requirements
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DISCUSSION:

This is a request to set a public hearing for December 15, 2015 at 6:35 p.m. to consider Planning Commission's recommendation of Ordinance Amendment Application No. PLN2015-0047, Housing Related Code Amendments, a request to amend the Title 21 of the Stanislaus County Code, specifically Chapters - 21.08 General Provisions, 21.12 - Definitions, 21.48 - Highway Frontage (H-1), 21.56 - General Commercial (C-2), and 21.60 - Industrial District (M) and to add Chapters 21.86 - Reasonable Accommodation and 21.82 - Density Bonus for Affordable Housing, to Fulfill State Housing Element Requirements.

The County is currently in the process of updating its Housing Element to comply with the fifth cycle requirements, covering 2015-2023, as set forth in California Planning and Zoning Laws. The proposed ordinance amendments focus on three core areas: 1) SB 2 (Supportive and Transitional Housing and Emergency Shelters), 2) Density Bonus, and 3) Reasonable Accommodations. The County must be compliant with SB 2 in order for the Housing Element to be certified by the California Department of Housing and Community Development (HCD). A certified Housing Element may be used as a qualifying factor for future State funding. As part of the certification process, HCD will conduct a streamlined review of the Housing Element update when a jurisdiction meets State housing law requirements including a provision for density bonus and a formalized process for reasonable accommodation requests.

All documents are available for review at 1010 10th Street, Suite 3400, Modesto and online at: www.stancounty.com/planning/.

POLICY ISSUES:

The proposed ordinance amendment furthers the Board's priorities of A Well Planned Infrastructure System, and A Strong Local Economy by providing a land use determination consistent with the overall goals and policies of the Stanislaus County General Plan.

STAFFING IMPACT:

Planning and Community Development Department staff is responsible for preparing all reports and attending meetings associated with the proposed ordinance amendment application.

CONTACT PERSON:

Angela Freitas, Planning and Community Development Director
Telephone: (209) 525-6330



STANISLAUS COUNTY
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that on December 15, 2015 starting at 6:35 p.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to consider the Planning Commission's recommendation of approval of the following:

- 6:35 PM ORDINANCE AMENDMENT APPLICATION NO. PLN2015-0047 – Approval to introduce, waive the reading and adopt an ordinance amending Title 21 of Stanislaus County Code Chapters - 21.08 General Provisions, 21.12 - Definitions, 21.48 - Highway Frontage (H-1), 21.56 - General Commercial (C-2), and 21.60 - Industrial District (M) and to add Chapters 21.86 - Reasonable Accommodation and 21.82 - Density Bonus for Affordable Housing, to fulfill State Housing Element requirements.
- 6:40 PM GENERAL PLAN AMENDMENT APPLICATION NO. PLN2014-0104 – 2015-2023 HOUSING ELEMENT UPDATE – Approval to update and amend the Housing Element of the Stanislaus County General Plan. The proposed 2015-2023 Housing Element includes goals, policies, objectives and programs to further opportunities for housing to households in the unincorporated areas of Stanislaus County. No development project is proposed as part of the Housing Element Update.

Both projects are being deemed exempt from the California Environmental Quality Act (CEQA). All documents are available for review at 1010 10th Street, Suite 3400, Modesto and online at: www.stancounty.com/planning/.

At above noticed time and place, interested persons will be given an opportunity to be heard. Material submitted to Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to above application is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission or Board. For further information call (209) 525-6330. Angela Freitas, Director, Stanislaus County Planning & Community Development.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: November 24, 2015

ATTEST: CHRISTINE FERRARO TALLMAN
Clerk of the Board of Supervisors
County of Stanislaus,
State of California

BY:

Deputy Clerk

**DECLARATION OF PUBLICATION
(C.C.P. S2015.5)**

**COUNTY OF STANISLAUS
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am a printer and principal clerk of the publisher of **THE MODESTO BEE**, which has been adjudged a newspaper of general circulation by the Superior Court of the County of **STANISLAUS**, State of California, under the date of **February 25, 1951, Action No. 46453**. The notice of which the annexed is a printed copy has been published in each issue thereof on the following dates, to wit:

DECEMBER 5, 2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct and that this declaration was executed at **MODESTO**, California on

DECEMBER 5, 2015

Cynthia A. Nakamura

(Signature)

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BY ORDER OF THE BOARD OF SUPERVISORS. DATED: November 24, 2015. ATTEST: Christine Ferraro Tallman, Clerk of the Board of Supervisors County of Stanislaus, State of California. BY: Pam Villarreal, Deputy Clerk. MOD-2123156 12/5