

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

DEPT: Planning and Community Development *AF*

BOARD AGENDA # *D-2

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 6:40 p.m. to Consider Planning Commission's Recommendation of General Plan Amendment Application No. PLN2014-0104, 2015-2023 Housing Element Update

STAFF RECOMMENDATIONS:

1. Set a public hearing for December 15, 2015 at 6:40 p.m. to consider Planning Commission's recommendation of General Plan Amendment Application No. PLN2014-0104, 2015-2023 Housing Element Update, an update and amendment to the Housing Element of the Stanislaus County General Plan.
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. 2015-590

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 TALLMAN, Clerk

File No.

DISCUSSION:

This is a request to set a public hearing for December 15, 2015, at 6:40 p.m., to consider the Planning Commission's recommendation of General Plan Amendment Application Number PLN2014-0104, 2015-2023 Housing Element Update. The project proposes 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.

The Housing Element is one of the State-mandated elements of the General Plan. As such, it must comply with State standards and must also be internally consistent with other elements of the entire General Plan. The Housing Element is also unique in that it is the only element that is reviewed by the State and must be updated on a cycle specified by the State. The purpose of the Housing Element is to:

- Reassess housing needs of existing and future residents of the unincorporated area of Stanislaus County based on the most current data available;
- Propose specific goals, objectives, policies, and programs to meet those needs; and,
- Comply with the requirements of state law.

The County must consider guidelines adopted by the California Department of Housing and Community Development (HCD) when undertaking revisions to the Housing Element. The Housing Element must ultimately be certified by HCD and found to be in substantial compliance with the law. Adoption of the Housing Element may be used as a qualifying factor for future State funding.

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

POLICY ISSUES:

The proposed general plan 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.

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STAFFING IMPACT:

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

CONTACT PERSON:

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



CLERK OF THE BOARD OF SUPERVISORS

STANISLAUS COUNTY

1010 10th Street, Suite 6700, Modesto, CA 95354
Phone: 209.525.4494 Fax: 209.525.4420

**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