



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

DATE: JUNE 18, 2015

TO: PLANNING COMMISSION

FROM: ANDY GUSTAVSON, CHIEF PLANNER
GRAHAM HANNAFORD, PLANNER II
SCOTT PERKINS, PLANNER I

SUBJECT: HOUSING AND COMMUNITY DEVELOPMENT COMMENTS REGARDING HOUSING
ELEMENT UPDATE, GENERAL PLAN AMENDMENT #GP_2014-0001

On November 3, 2014, the Planning Commission reviewed a working draft version of the 2014 Housing Element Update. Based on the Commission's recommendations, two additional Action Items were incorporated into the Housing Element. Action Item 3.4f (pages 5-14) advocates that future Regional Housing Needs Assessment (RHNA) strongly consider allocating more low and very-low income housing within incorporated areas of the County. Action Item 4.3l (pages 5-17) recognizes that the County's aging population will require affordable housing in areas that have access to senior citizen appropriate services. Also included in this draft are additional edits, numbering and/or formatting revisions made by staff intended to correct identified discrepancies or to make other clarifications as deemed necessary.

The revised draft Housing Element Update was then submitted to the California Department of Housing and Community Development (HCD) for comment on January 22, 2015. On March 6, 2015 staff had a conference call with Greg Nickless from HCD to discuss the State's comments on the draft. The State's suggested revisions generally concerned the County's compliance with State requirements, in particular adherence to SB 2 (2007), concerning homeless shelters, transitional and supportive housing, and SB 812 (2010), which requires the developmentally disabled to be included in the "Special Needs Groups" assessment portion of the Housing Element. On March 23, 2015, HCD issued their conditional approval of this amended draft (See Attachment A). This letter specifically states that the County's draft Housing Element Update (Attachment B) meets State requirements and will comply with State housing element law (Government Code, Article 10.6) when the revised draft is adopted by the Board of Supervisors and the Housing Element is submitted to HCD.

Also included in the Housing Element Update is the "Introduction" section, which has not yet been presented to the Commission. In the "strike through" Draft (Attachment C), revisions made before submission to HCD are in blue while revisions made at the advisement of HCD are in red. A complete list of edits and revisions is contained below.

HCD Revisions: The following HCD revisions have been incorporated into the draft update on the provided individual pages excerpted from the clean draft of the Housing Element Update (Attachment B). As mentioned before, these revisions were accepted by HCD and were found to meet State requirements.

- In the introduction of the Housing Element, the subsections discussing "Community Participation" and "General Plan Consistency" have been expanded to include more specific detail. (pages 5-3 – 5-4)

- In response to recommendations gathered from the County's Housing Condition Survey, Action Item 2.1f was added to explore the possibilities and the best course of action for establishing a program to assist in replacing substandard mobile homes. (page 5-11)
- After reviewing SB 2, several changes were made to ensure the County will be in full compliance of the statute:
 - Action item 4.3n initiates the process to ensure transitional and supportive housing are treated the same as like type regular residential units. A Zoning Ordinance Amendment is currently being prepared in order to accomplish this goal as quickly as is possible. (page 5-17)
 - Tables 5-3-16, 5-3-17, and 5-3-18 have been rearranged to reflect the State's requirements pertaining to "transitional" and "supportive" housing and "emergency shelters".(Housing Constraints and Opportunities, Section 5-8, "Facilitating Housing Diversity") (pages 5-94 - 5-96)
- In the "Housing Needs Assessment" section, under subsection "Special Needs Groups" an additional subsection addressing persons with developmental disabilities has been added. (page 5-32 – page 5-34)
 - Action item 4.3m, stating that the County will work with Redwood Coast Regional Center to establish an outreach program to County residents informing them of the assistance programs available to persons with developmental disabilities, was added to support the new section and is based on sample program language provided by HCD. (page 5-17)
- Table 5-1-3 (Quantified Objectives) has been updated to reflect County Conservation/Preservation projections over the course of the Housing Element update based on work completed by Mendocino County Community Development Commission. (page 5-30)
- In the "Housing Needs Assessment" section, the County's efforts to address a lack of adequate shelter for the homeless population of the County have been updated, specifically highlighting the addition of R-3 zoning, where emergency shelters are allowed by right, throughout the County and the outreach programs the County has been engaged in with outside agencies. (page 5-44)
- "Previous" Action Item 3.11 was amended in its "Progress/Effectiveness" section to include a summary of County's Inclusionary Housing In-Lieu fees. (page 5-145)
- Appendix C was updated to show that several items listed as ongoing are being monitored annually, as recommended by HCD. (pages 5-215 – 5-223)

Environmental Determination: A Draft Initial Study and Proposed Negative Declaration has been prepared for the project (Attachment D). The document was used to identify potentially significant impacts pursuant to California Environmental Quality Act (CEQA) guidelines Section 15063. The draft environmental document has been attached as part of the subject report.

Recommendation: That the Planning Commission recommends the Board of Supervisors; 1) certify and adopt the Negative Declaration prepared for the project, and 2) approve General Plan Amendment #GP_2014-0001 and direct staff to amend the County of Mendocino General Plan to incorporate the 2014 Housing Element Update.

Attachments:

- A. HCD Letter dated March 23, 2015
- B. Draft 2014 Housing Element
- C. Draft 2014 Housing Element (strike through showing revisions by the Planning Commission and HCD)
- D. Draft Initial Study and Proposed Negative Declaration