



PLANNING COMMISSION STAFF REPORT

PLANNING COMMISSION HEARING AUGUST 18, 2004
Agenda Item #7

Project #: 04-025

Request: An amendment to the General Plan to make technical revisions to the 2002 - 2007 Housing Element.

Planner: Dale Follas, Associate Planner

Applicant: County of Sutter

Staff Recommendation

Recommend the Board of Supervisors approve the amendment to the General Plan making appropriate revisions to the Housing Element 2015 for the period 2002 to 2007.

Project Description

The project is a General Plan amendment that proposes several technical amendments to the Sutter County Housing Element 2015 for the period 2002 to 2007. The proposed changes bring the Housing Element into compliance with the Government Code requirements and housing element guidelines of the State of California.

Previous Actions

On July 2, 2002, the Board of Supervisors adopted the Sutter County Housing Element 2015 for the period 2002 to 2007.

Since its adoption, staff has been working with the State Department of Housing and Community Development to revise the Element to comply with the State Government Code and housing element guidelines.

Analysis

Attached is a copy of the revised Housing Element (Attachment A). Staff has also included a copy of the letter from the State Department of Housing and Community Development indicating tentative approval of the revised Element upon its adoption by the County and completion of their final 90 day review (Attachment B).

A summary of the proposed changes of the Housing Element revision is included in Attachment C. In addition to the changes summarized in Attachment C, staff has included a format change to the Housing Element to divide it into chapters and to

provide expanded information in a footer to allow for easier referencing within the document.

The revisions are technical changes to the document which generally do the following:

1. Explain procedures.
2. Inventory lands available for housing.
3. Describe methodology analysis.
4. Reflect agreements to the Regional Housing Allocation Plan reached with the city of Yuba City over annexation changes.
5. Expands discussion of special housing needs of different groups.
6. Expands discussion of the public participation process used for the document.
7. Modify the County's primary farmworkers housing policy to reflect State Health and Safety Code requirements already contained in the County Zoning Code as they apply to residential zones.
8. Clarify and simplify the wording of the County's existing farmworkers housing implementation measures.
9. Includes new implementation measures for the coordination, analysis, and evaluation of farmworkers housing problems and needs.

Environmental Analysis

On July, 2, 2002, the Board of Supervisors adopted a Negative Declaration on the Sutter County Housing Element 2015 for the period of 2002 to 2007 (see Attachment D). Staff has prepared an addendum to the previous Negative Declaration for your consideration prior to action on the Housing Element revisions.

Recommended Findings

Based upon information contained in this staff report and/or testimony received at the public hearing, staff recommends the following findings:

CEQA

1. On July 2, 2002, the Sutter County Board of Supervisors adopted a Negative Declaration on the Sutter County Housing Element 2015 for the period 2002 to 2007. Staff has prepared an addendum to such Negative Declaration which is attached hereto.
2. The Planning Commission has reviewed and considered the Negative Declaration prepared in 2002 and the addendum to the Housing Element and finds that the current proposed revisions to the Housing Element are technical changes imposing no physical changes or requirements; therefore, the 2002 Negative Declaration adequately discusses the environmental aspects of the revisions.
3. The Planning Commission finds, after having reviewed the Negative Declaration and addendum, and all evidence both written and oral presented at the hearing,

that the adoption of the proposed revisions to the Housing Element has no possibility of causing an adverse impact on the environment.

General Plan

The proposed changes to the Sutter County Housing Element are minor technical changes in order to comply with requirements of the State of California Government Code for general plan housing elements and housing element guidelines of the State of California Department of Housing and Community Development.

Recommended Action

Should the Planning Commission agree with staff's recommendation, the following motion would be appropriate:

“I move that the Planning Commission recommend to the Board of Supervisors that the Board approve the amendment to the General Plan revising the Sutter County Housing Element for the period 2002 to 2007, based on the recommended findings contained in the August 18, 2004 staff report.”

Attachments

- A. Revised Housing Element
- B. Letter from State of California Department of Housing and Community Development
- C. Summary of Proposed Changes in the Housing Element
- D. Negative Declaration and Initial Study prepared on the 2002 Housing Element
- E. Addendum to the Negative Declaration prepared on the 2002 Housing Element

P:\Projects\2004\04-025 (2002 Housing Element Revision)\Staff Reports\Housing Element PC Report 8-18-04