

EXHIBIT N

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF APPROVING)
SPECIFIC AMENDMENTS TO THE)
LAND USE ELEMENT OF THE)
SANTA BARBARA COUNTY)
COMPREHENSIVE PLAN)

RESOLUTION NO. 93-624
CASE NO. 93-GP-010

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted the Land Use Element of the Santa Barbara County Comprehensive Plan.
- B. In November 1991, The Board of Supervisors appointed the Housing Element Technical Advisory Committee to assist the County in updating the Comprehensive Plan's goals and policies as they pertain to housing issues within the County.
- C. From November 1991 to July 1993, many public meetings and workshops were held to determine appropriate goals, policies, and programs to satisfy the County's present and future housing needs.
- D. Recognizing the County's diverse housing needs and state mandates for the provision of affordable housing, the Housing Element proposes amendments to the Land Use Element which are intended to facilitate the development of housing affordable to households of varying income levels.
- E. It is now deemed in the interest of the orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to amend the Comprehensive Plan's Land Use Element, as follows:
 - 1. Amend the Area/Community Goals section (Carpinteria, Housing, p. 96) as follows,

"New housing should be allocated so ~~the upper as well as lower economic~~ that all economic segments of the community ~~can be~~ are accommodated."
 - 2. Amend the Land Use Definitions section to delete text as follows:

~~Affordable Housing Goleta~~

~~The purpose of the Affordable Housing Goleta overlay designation is to delineate parcels in the Goleta area only where the development of increased density residential projects containing a minimum of a 50% affordable component is authorized.~~

3. Amend the Land Use Definitions section to add a new definition for the Affordable Housing Overlay as follows,

"Affordable Housing Overlay - The purpose of the Affordable Housing Overlay is to promote the development and provision of affordable housing in the County. Qualified parcels are designated with two densities, the base density when a developer proposes a standard project and a higher residential density when a developer complies with affordable AHO criteria. To utilize the higher density, a developer must provide one of the following: at least 30% of all units are provided to very low income households, or at least 50% of all units are provided to a mix of affordable income households consistent with the Affordable Housing Overlay Allocation Table in the Housing Element Implementation Guidelines. Such projects are subject to various additional incentive and performance standards, as specified in the applicable zoning ordinance and the Housing Guidelines."

4. Amend the Goleta Community Plan Land Use Overlay map (inland portion) to redesignate Assessor Parcel No. 73-030-20; 73-140-18; 71-130-23; 67-210-11,16,22,32,33; 71-090-13,44; 65-090-28; 65-102-15; 65-110-05,06,43; 65-180-05,51; 65-180-35; 69-525-21; 77-130-06; 73-030-06,09; 79-120-54; and 71-130-47 from the AH-GOL Overlay to the AH Overlay.
5. Amend the Montecito Community Plan Land Use Overlay map (inland portion) to apply the AH Overlay to Assessor Parcel No. 009-060-049 and to delete application of the "Affordable Housing-Mixed Use" and "Affordable Housing-Bonus Density" overlays.
6. Amend the Land Use Designations map within the Goleta Community Plan to reflect the revisions in 4 above.
7. Amend the Land Use Designations map within the Montecito Community Plan to reflect the revisions in 5 above.
8. Amend Land Use Development Policy #4 to add the following underlined text:

"Prior to issuance of a use development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs

incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan. Affordable housing projects proposed pursuant to the Affordable Housing Overlay regulations, special needs housing projects or other affordable housing projects which include at least 50% of the total number of units for affordable housing or 30% of the total number of units affordable at the very low income level shall be presumed to be consistent with this policy if the project has, or is conditioned to obtain all necessary can and will serve letters at the time of final map recordation, or if no map, prior to issuance of land use permits.

- F. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on the said proposed amendments in a public hearing pursuant to Section 65353 of the Government Code, and the Planning Commission has sent its written recommendations to the Board pursuant to Section 65354 of the Government Code.
- G. This Board has held a duly noticed public hearing, as required by Section 65355 of the Government Code, on the proposed amendments, at which hearing the amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. Pursuant to the provisions of Section 65356 of the Government Code, the above described changes are hereby adopted as amendments to the Land Use Element of the Santa Barbara County Comprehensive Plan.
3. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this Resolution to reflect the above described action by the Board.
4. Pursuant to the provisions of Government Code Section 65357 the Clerk of the Board is hereby authorized and directed to send endorsed copies of said maps to the planning agency of each city within this County.

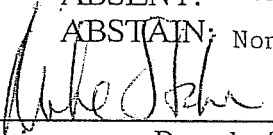
PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 23rd day of November, 1993, by the following vote:

AYES: Supervisors Schwartz, Rogers, Chamberlin, Staffel, Stoker

NOES: None

ABSENT: None

ABSTAIN: None



Chairperson, Board of Supervisors

ATTEST:

CLERK OF THE BOARD OF SUPERVISORS

By Robert Cohen
Deputy Clerk
Zandra Cholmondeley

APPROVED AS TO FORM:

STEPHEN SHANE STARK
COUNTY COUNSEL

By [Signature]
Deputy County Counsel

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