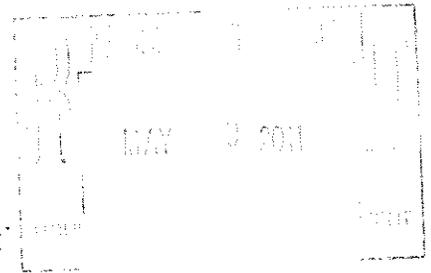


GLEN

May 4, 2011



California Department of Housing and Community Development  
Division of Housing Policy Development  
Ms. Cathy Creswell, Acting Director  
1800 Third Street, Suite 480  
P.O. Box 952053  
Sacramento, CA 94252-2053

SUBJECT: Ventura County General Plan 2011 Annual Report

Dear Ms. Creswell,

The County of Ventura Planning Division is pleased to submit the attached 2011 Annual Report in accordance with Government Code Section 65400(a)(2). Pursuant to state law, the attached report provides a summary of the General Plan status, progress in its implementation, and the dates of the last revisions to the various elements. It also summarizes the county's progress in meeting its share of the regional housing needs. The report was considered by the Ventura County Board of Supervisors on yesterday's agenda.

If you have any questions regarding this report, please contact me at (805) 654-2481 or Kari Finley at (805) 654-3327.

Kim L. Prillhart, Director  
Ventura County Planning Division

Attachment: Board letter and 2011 General Plan Annual Report





# county of ventura

May 3, 2011

Board of Supervisors  
County of Ventura  
800 South Victoria Avenue  
Ventura, CA 93009

**SUBJECT: Receive and File the Ventura County General Plan 2011 Annual Report.**

**RECOMMENDED ACTION:**

Receive and file the attached 2011 annual report on the status of the County General Plan.

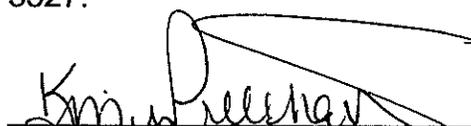
**FISCAL/MANDATES IMPACTS:**

There is no fiscal impact associated with this report except for the report preparation costs that occur annually. Government Code section 65400(a)(2) requires the preparation and filing of an annual report on the status of the General Plan with the legislative body (your Board), the Governor's Office of Planning and Research, and the State Department of Housing and Community Development.

**DISCUSSION:**

The attached 2011 Annual Report provides the following: 1) an overview of the status and consistency of the General Plan with the State General Plan Guidelines, 2) a review of Ventura County's progress in fulfilling its share of the regional housing needs, 3) a summary of Housing Element Programs and status of their implementation, 4) a summary of recently completed General Plan/Zoning Ordinance amendments, 5) a summary of amendments currently in process, and 6) a summary of new State laws and recent court decisions that may affect the General Plan and its implementation.

This letter and annual report have been reviewed by the offices of the County Executive Office, Auditor-Controller's Office, and County Counsel. If you have any questions regarding this matter, please contact Kari Finley at (805) 654-3327.

  
\_\_\_\_\_  
Kim L. Prillhart, Director  
Ventura County Planning Division



**Attachments:**

**Exhibit 1- Ventura County General Plan 2011 Annual Report**

**cc: Governor's Office of Planning and Research  
California Department of Housing and Community Development  
Ventura County Planning Commission**

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Exhibit 1- Ventura County General Plan 2011 Annual Report

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California Department of Housing and Community Development  
Ventura County Planning Commission



## Exhibit 1 VENTURA COUNTY GENERAL PLAN 2011 ANNUAL REPORT

California Government Code Section 65400(a)(2) requires an annual report on the status of the General Plan and progress in its implementation, including the progress in meeting its share of regional housing needs. This Annual Report must be submitted to the Board of Supervisors, the Office of Planning and Research and the Department of Housing and Community Development (HCD) on or before April 1<sup>st</sup> of each year. Sections A through E are intended to meet the reporting requirements of Government Code Section 65400(a)(2). In addition, section F is included to provide additional information regarding recent legislation and court cases that could affect implementation of the General Plan. This report includes data for the 2010 calendar year and is organized as follows:

- A. An overview of the County General Plan status and consistency with State General Plan Guidelines;
- B. A review of Ventura County's progress in meeting the regional housing needs objectives including a summary of local efforts for assistance, rehabilitation and preservation of housing;
- C. A summary of Housing Element Programs and implementation status;
- D. A summary of recently completed General Plan and Zoning Ordinance amendments;
- E. A summary of pending General Plan and Zoning Ordinance amendments, including privately-initiated, Board of Supervisors initiated, State mandated amendments, Grant/Trust Funded Projects and staff recommended projects that are currently in process or waiting to be processed; and,
- F. A summary of new State legislation and court decisions that may affect the General Plan and its implementation.

### ***A. General Plan Status and Consistency with State General Plan Guidelines***

Section 65400 of the Government Code requires jurisdictions to include the degree to which the approved General Plan complies with the State of California General Plan Guidelines (Guidelines) in their Annual Report. Planning staff reviewed the State's General Plan Guidelines and determined that Ventura County's General Plan meets the mandatory requirements described therein.

The Guidelines provide a definitive interpretation of State statutes and case law as they relate to planning. In addition, the Guidelines outline the general framework for preparation and revision of a General Plan, Attorney General Opinions, and the relationship of the General Plan to State CEQA requirements. Finally, the Guidelines describe elements that are mandatory for all General Plans (e.g., Housing Element, Land Use Element, Circulation Element, etc.). In general, however, the State's

Guidelines are advisory rather than prescriptive, thus preserving opportunities for local jurisdictions to address contemporary planning topics in a locally appropriate manner.

Staff believes that the Ventura County General Plan is consistent with the requirements of the Guidelines. In 2005, a focused update to the General Plan was completed that involved changing the General Plan horizon year from 2010 to 2020 along with updates to the *Goals, Policies and Programs, Land Use Appendix, Public Facilities and Services Appendix, Hazards Appendix*, and six of the Area Plans. In July 2008, the County adopted an updated Housing Element and subsequently submitted it to HCD for their review. In November 2008, HCD transmitted comments indicating that in its opinion the Housing Element did not meet the requirements of State Housing law and, therefore, HCD did not certify it. County Planning Division staff is currently working on revisions to the Housing Element in response to HCD's comments.

With regard to the General Plan as a whole, Attachment 1 details the way in which the uniquely structured Ventura County General Plan integrates the mandatory elements into various chapters and appendices. Attachment 2 lists adoption dates of the most recent revisions to various chapters of the General Plan and associated Area Plans.

## ***B. Ventura County Progress in Meeting the Regional Housing Needs Objectives***

### **Housing Objectives**

The Southern California Association of Governments (SCAG) has adopted a Regional Housing Needs Allocation Plan (RH NAP) for all jurisdictions within the region for the period from January 1, 2006 to July 1, 2014. The RH NAP dwelling unit (DU) numbers by income category for the unincorporated area of Ventura County (including extremely low-income) are shown in Table 1 below.

**Table 1  
2006-2014 RH NAP for Unincorporated Ventura County**

<b>Income Category</b>	<b>SCAG's Regional Housing Need Allocation Plan 1/2006 - 6/2014 (DUs)</b>	<b>Approximate Annual Housing Need (DUs)</b>
Extremely Low (<30% median)	152	18
Very Low (>30%-<50% median)	153	18
Low (>50%-<80% median)	250	29
Moderate (>80%-<120% median)	291	34
Upper (>120% median)	558	66
Totals	1,404	165

Guidelines are advisory rather than prescriptive, thus preserving opportunities for local jurisdictions to address contemporary planning topics in a locally appropriate manner.

Staff believes that the Ventura County General Plan is consistent with the requirements of the Guidelines. In 2005, a focused update to the General Plan was completed that involved changing the General Plan horizon year from 2010 to 2020 along with updates to the *Goals, Policies and Programs, Land Use Appendix, Public Facilities and Services Appendix, Hazards Appendix*, and six of the Area Plans. In July 2008, the County adopted an updated Housing Element and subsequently submitted it to HCD for their review. In November 2008, HCD transmitted comments indicating that in its opinion the Housing Element did not meet the requirements of State Housing law and, therefore, HCD did not certify it. County Planning Division staff is currently working on revisions to the Housing Element in response to HCD's comments.

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Totals	1,404	165



**Ventura County's Progress in Meeting Housing Needs**

Table 2 illustrates the housing units that have been completed within the unincorporated area by dwelling unit type between January 1, 2006 and December 31, 2010.

**Table 2  
Housing Completions by Dwelling Unit Type (1/06-12/10)**

Dwelling Unit Type	1/06-12/06 (DUs)	1/07-12/07 (DUs)	1/08-12/08 (DUs)	1/09-12/09 (DUs)	1/10-12/10 (DUs)	Total DUs
Single-Family Conventional Dwellings	159	119	102	77	63	520
Single-Family Mobile Homes	24	21	11	8	6	70
Second DU's	38	26	33	24	13	134
Farmworker Units	1	4	9	1	0	15
Apartments	130	58	0	0	0	188
Townhomes	114	2	4	0	0	120
<b>Totals</b>	<b>466</b>	<b>230</b>	<b>159</b>	<b>110</b>	<b>82</b>	<b>1,047</b>

Of the 82 dwelling units completed in 2010, 29 percent were located within the Ojai Valley area, 9 percent were located within the Santa Susana-Box Canyon and Bell Canyon areas, 7 percent were located in the Santa Monica Mountains, 7 percent were located in the Las Posas Valley area and 5 percent were located in the North Coast area. The remaining 43 percent was scattered throughout the unincorporated area of the County.

**Housing Completions by Income Category**

***Determining Affordability***

In order to determine the affordability of housing units, both household income and cost of the new housing units must be determined. First, gross income by affordability is calculated based on annual median income for a family of four. According to the Federal Department of Housing and Urban Development (HUD), the median family (four persons) income for Ventura County in FY 2009 was \$86,100. Utilizing the County median income, the monthly gross income for the four income categories can be calculated and are shown in Table 3 below. For this report, affordability calculations are based on 2009 (versus 2010) information due to limitations in obtaining current sales data as explained in the discussion below.

Estimates of the ability of households to pay for housing based on 2009 income categories are also shown in Table 3. The maximum affordable monthly housing payment assumes that up to 30 percent of a household's gross income is devoted to rent or home loan payment. Maximum affordable unit cost is the maximum cost of a for-sale residential unit, assumes a 20 percent down payment with 30 percent maximum gross monthly income payment and a fixed 5.20 percent Annual Percentage Rate (APR) for a 30-year loan (APR from [www.fhfb.gov](http://www.fhfb.gov)). Using the maximum monthly

affordable housing payment, the maximum affordable for-sale unit cost is calculated as shown in the last column of Table 3 below.

**Table 3**  
**Estimated 2009 Income and Maximum Affordable For-Sale Unit Cost**

<b>Income Category</b>	<b>Estimated 2009 Monthly Gross Income for Family of Four</b>	<b>Maximum Monthly Affordable Housing Payment</b>	<b>Maximum Affordable For-Sale Unit Cost</b>
<b>Extremely Low</b> (<30% of median)	Up to \$2,153	Up to \$646	Up to \$150,370
<b>Very Low</b> (>30% - <50% of median)	\$2,153 to \$3,588	\$646 to \$1076	\$150,370 to \$250,620
<b>Low</b> (>50% - <80% of median)	\$3,588 to \$5,740	\$1076 to \$1,722	\$250,620 to \$401,000
<b>Moderate</b> (>80% - <120% of median)	\$5,740 to \$8,610	\$1,722 to \$2,583	\$401,000 to \$601,480
<b>Upper</b> (>120% of median)	Over \$8,610	Over \$2,583	Over \$601,480

In order to categorize housing completions by affordability, HCD requires that actual sales or rental data be used. This information is obtained either directly from the property owner or from the Assessor's Office. The Ventura County Assessor's Office releases their annual "Closed Roll" report on July 1<sup>st</sup> of each year; however the information contained in those reports is only for the previous calendar year. Therefore, information necessary to determine the affordability category of the dwelling units completed in 2010 will not be available until July 1 of 2011. Thus, it is not possible to comply with the State's deadline to report the affordability category of dwelling units completed in the previous calendar year (in this case 2010).

Although information is not yet available to categorize the dwelling units completed in 2010 by affordability, staff has been able to categorize many of the dwelling units completed between January 2006 and December 2009 based on actual sales data. Where actual sales data could not be attained, staff researched online by using the real estate website "Zillow" to determine market value estimates for the newly constructed single-family units. In some cases, units were placed in the upper income category due to their location. In instances where complete or consistent information is not available, staff has placed the units in the unknown category. Of the units completed between 2006 and 2009, 32 are listed in the unknown category due to the unavailability of sales data as required by HCD.

***Annual Housing Completions Report (2009 Units)***

HCD adopted definitions and forms in March 2010 for use in reporting status of housing elements pursuant to Government Code Section 65400. The forms require information concerning annual number of housing units constructed and their affordability. Completed forms, including the 2009 new housing construction information, are provided in Attachment 3 (HCD Tables A, A2 and A3) and summarized below.

Attachment 3, Table A shows the annual building activity including new construction of very low, low and mixed-income multifamily projects for 2009. As shown, a total of 21

affordable housing payment, the maximum affordable for-sale unit cost is calculated as shown in the last column of Table 3 below.

**Table 3**  
**Estimated 2009 Income and Maximum Affordable For-Sale Unit Cost**

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Attachment 3, Table A shows the annual building activity including new construction of very low, low and mixed-income multifamily projects for 2009. As shown, a total of 21



lower-income dwelling units (including extremely low, very low and low-income categories) were constructed in 2009. Of these units 5 were single-family dwellings and 16 were second dwelling units. As requested by HCD, a list of these units by assessor parcel number is provided in Attachment 4.

Attachment 3, Table A2 is designed to report the annual number of units that have been rehabilitated, preserved and acquired pursuant to GC Section 65583.1(c)(1). While there were a reported 90 units in the unincorporated areas that fall into this category, none of them could be counted towards the RHNAP as they did not meet all of HCD's criteria. More detail regarding location and funding for these efforts is provided below under *Housing Assistance, Rehabilitation, and Preservation Programs*.

Attachment 3, Table A3 summarizes annual building activity for moderate and above moderate income units not reported in Table A. As shown, there were a total of 20 moderate-income and 62 above-moderate income level units constructed in 2009. The moderate-income level units consisted of 12 single-family, 1 mobile home and 7 second units. The above-moderate income level units were comprised of 56 single family, 4 mobile homes and 2 second units. It should also be noted that there were an additional 7 units constructed in 2009 where the affordability category could not be determined, hence they were placed in the unknown category.

Attachment 5 (HCD Table B) summarizes the Regional Housing Needs Allocation Progress by year. The very low income level category shown in Attachment 5 includes both extremely low and very low categories.

Table 4 below provides a summary of the information presented in Attachments 3 and 5 including the dwelling units completed between 2006 – 2009 by income category as established by the RHNAP and the remaining housing needs for the 2006-2014 SCAG RHNAP by income category. Again, the affordability information for the 2010 completions will not be available until July 2011 and, therefore, this data is not reported by income category.

**Table 4  
Remaining Housing Need by Income Category**

	Lower Income (<80% of median)			Moderate Income (80-120% of median)	Upper Income (>120% of median)	Unknown	Total
	Extremely-Low Income (<30% of median)	Very-Low Income (30-50% of median)	Low Income (50-80% of median)				
2006-2014 Housing Need	152	153	250	291	558	--	1404
2006 - 2009 Housing Completions	31	14	140	297	451	32	965
Remaining Housing Need	121	139	110	(6)	107	--	439

**Housing Assistance, Rehabilitation, and Preservation Programs:**

Every year, the County prepares a Consolidated Plan that identifies the unmet needs for affordable and supportive housing, community development programs, social service

programs and economic development opportunities for low-income residents. The Consolidated Plan originally covered the period from 2005-2008 and addresses the unincorporated area of the county and the cities of Fillmore, Moorpark, Port Hueneme, Ojai and Santa Paula. In 2008, the Consolidated Plan was updated and extended to 2010 to reflect a five-year strategy. The Consolidated Plan must be approved by the Federal Department of Housing and Urban Development (HUD) in order for the County to receive a variety of Federal grants including the Community Development Block Grant (CDBG), the Emergency Shelter Grant (ESG) and the HOME Investment Partnership Act (HOME) grant.

The Ventura County 2009-10 Consolidated Annual Performance and Evaluation Report (CAPER) contains information regarding accomplishments funded by and in keeping with the intent of the CDBG, HOME, American Dream Down-payment Initiative (ADDI) (which is considered part of the HOME program), ESG and other funding sources for the period of July 1, 2009 through June 30, 2010.

The Consolidated Plan and the 2009-10 CAPER are available on the Ventura County website at <http://ceo.countyofventura.org> under Community Development, HUD Grants. The CAPER is the source document for this summary. The County is involved in housing programs for various low-income and other special needs groups. The following programs, projects and activities illustrate the County's progress towards meeting the identified housing needs for the 2009-10 fiscal year. Major programs and projects are summarized below:

- Fillmore – New Construction : Home Ownership Developments (8 units)
- Santa Paula – New Construction: Home Ownership Developments (2)
- Moorpark – New Construction: Home Ownership (59)
- Port Hueneme – New Construction: Home Ownership (6)
- County (Piru) – New Construction: Home Ownership (2)
- Santa Paula – Residential Rehabilitation (2)
- County – Housing Rehabilitation and Preservation – Mobilehome Units, CDBG funded (12)
- Fillmore – Housing Rehabilitation (1)
- Port Hueneme – Home Maintenance Incentive Rebates (29)
- Port Hueneme – Residential Rehabilitation Loan (1)
- Santa Paula – Residential Rehabilitation Program, CDGB (2)
- Port Hueneme - Code Enforcement – Closed Cases, CDBG (1,428)
- Santa Paula - Code Enforcement – Closed Cases, CDBG (142)
- County - Code Enforcement – Closed Cases, CDBG (9)
- Fillmore – New Construction: Rental (21)
- County – New Construction: Rental PLACE (67)

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- Port Hueneme – Rental Rehabilitation (4 units)
- Port Hueneme – Public Housing Rehabilitation Security Improvements (30)
- Port Hueneme – Public Housing Rehabilitation Mar Vista Plumbing Project (45)
- County – numerous public facilities, infrastructure, general, service economic development programs and programs for the elderly (see CAPER for details)
- County – multiple programs for Homelessness and Special Needs Persons – Behavioral Health – Emergency Shelter, Homeless Services Program, Project Understanding, RAIN Transitional Living Center, Turning Point St Vincent De Paul Winter Warming Shelter (over 48,000 people served)
- County – Housing Rights Center (398 served)

### **C. *Housing Element Programs and Implementation Status***

#### **Resource Management Agency Programs:**

The County Resource Management Agency has been encouraging the construction of affordable housing in the unincorporated areas of the County through implementation of the programs identified in the 2008 Housing Element. All Housing Element programs and their status are summarized in Attachment 6 (HCD Table C).

In response to comments received from HCD, staff is revising the Housing Element and implementing many of the programs. Many of these programs include Zoning Ordinance amendments. Revisions to the Housing Element and programs currently being implemented are summarized as follows:

- Updated rental and sales price data for housing completions and inventory;
- Amendments to re-designate select parcels to 20 du/acres for ministerial housing for lower-income households;
- Ordinance amendment to accommodate emergency shelters to implement the requirements of State housing law;
- Additional analysis on permit processing time and fees for discretionary permits;
- Amend Agricultural designation to allow creation of parcels less than 40 acres for Farmworker Housing Complexes within or adjacent to city's spheres of influence and develop a list of suitable parcels;
- Re-prioritize housing programs to process ordinance amendments for special needs housing, farmworker housing complexes, and second dwelling units to begin immediately and concurrently; and,
- Postpone programs for Density Bonus Ordinance update, Inclusionary Housing Ordinance, and Housing Impact Mitigation Fee Ordinance until after the Housing Element revisions are complete.

Additional activities related to the Housing Element and timing are described under the *State Mandated Projects* heading in section E below.

**D. Recently Completed General Plan and Zoning Ordinance Amendments**

Government Code Section 65400, requires local jurisdictions to report on the status and implementation of the General Plan. As such, General Plan and Zoning Ordinance amendments affect the implementation of the General Plan. There was one General Plan Amendment (GPA) and two Zoning Ordinance Amendments approved by the Ventura County Board of Supervisors in 2010 that are summarized below.

**GP09-0003, ZN09-002 and ZN09-003 – Scenic Resource Protection Phase II (Countywide, County Initiated)**

On April 6, 2010, the Board approved Phase II of the Scenic Resource Protection program. Phase II included amendments to the Resources Appendix and Goals, Policies and Programs of the County General Plan to delete the Scenic Resource designation for land designated Existing Community within the viewshed of County lakes. Additionally, the Lake Sherwood Area Plan was amended to: 1) revise the Biological Resource and Scenic Resources policies pertaining to tree replacement standards; 2) delete a policy requiring the entire viewshed of Lake Sherwood be subject to scenic resource protection; and 3) clarify the grading standards. Appendix 5.3 of the Thousand Oaks Area Plan was also amended to be more consistent with the language of the City of Thousand Oaks' adopted Ridgeline Protection Ordinance. Along with this GPA, Zone Change No. ZN09-0002 (removal of the SRP Overlay Zone from parcels located within the Lake Sherwood Community and designated as Existing Community in the General Plan), and Non-Coastal Zoning Ordinance (NCZO) Text Amendment No. ZN09-0003 (clarifies when a discretionary permit is required within the SRP) were also approved. (Case Planner: D. Hawkins)

**ZN09-0010 Assembly Uses in Open Space Zone (Countywide, County-initiated)**

On March 2, 2010, the Board of Supervisors approved this amendment to the NCZO. The proposed amendment modifies regulations related to assembly uses and other uses not compatible with the purpose and intent of the OS (Open Space) zone and creates an Expansion Permit for Nonconforming Uses that applies to assembly and other uses made nonconforming as part of the proposed amendment. The purpose of the proposed revisions is to: (1) clarify the intent of the OS zone; (2) consistently regulate uses within the OS zone; (3) address issues related to the federal Religious Land Use and Institutionalized Persons Act (RLUIPA); and (4) comply with the Board of Supervisors' direction following the adoption of Interim Ordinances Nos. 4400 and 4402 in 2009. (Case Planner: K. Matchett)

**ZN05-0009, ZN07-0001 - Brooks Institute/RDKJV Campus LLC (North Ventura Avenue Area, Privately Initiated)**

In October 2010, the Board approved an Ordinance for a privately initiated text amendment to the Ventura County Non-Coastal Zoning Ordinance (NCZO) related to education and training uses in an industrial zone and associated amendments related to zoning map changes. The purpose of applicant's text amendment request was to allow the establishment of a professional photography and film school on a parcel located on Ventura Avenue adjacent to the City of Ventura. The text

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On April 6, 2010, the Board approved Phase II of the Scenic Resource Protection program. Phase II included amendments to the Resources Appendix and Goals, Policies and Programs of the County General Plan to delete the Scenic Resource designation for land designated Existing Community within the viewshed of County lakes. Additionally, the Lake Sherwood Area Plan was amended to: 1) revise the Biological Resource and Scenic Resources policies pertaining to tree replacement standards; 2) delete a policy requiring the entire viewshed of Lake Sherwood be subject to scenic resource protection; and 3) clarify the grading standards. Appendix 5.3 of the Thousand Oaks Area Plan was also amended to be more consistent with the language of the City of Thousand Oaks' adopted Ridgeline Protection Ordinance. Along with this GPA, Zone Change No. ZN09-0002 (removal of the SRP Overlay Zone from parcels located within the Lake Sherwood Community and designated as Existing Community in the General Plan), and Non-Coastal Zoning Ordinance (NCZO) Text Amendment No. ZN09-0003 (clarifies when a discretionary permit is required within the SRP) were also approved. (Case Planner: D. Hawkins)

##### **ZN09-0010 Assembly Uses in Open Space Zone (Countywide, County-initiated)**

On March 2, 2010, the Board of Supervisors approved this amendment to the NCZO. The proposed amendment modifies regulations related to assembly uses and other uses not compatible with the purpose and intent of the OS (Open Space) zone and creates an Expansion Permit for Nonconforming Uses that applies to assembly and other uses made nonconforming as part of the proposed amendment. The purpose of the proposed revisions is to: (1) clarify the intent of the OS zone; (2) consistently regulate uses within the OS zone; (3) address issues related to the federal Religious Land Use and Institutionalized Persons Act (RLUIPA); and (4) comply with the Board of Supervisors' direction following the adoption of Interim Ordinances Nos. 4400 and 4402 in 2009. (Case Planner: K. Matchett)

##### **ZN05-0009, ZN07-0001 - Brooks Institute/RDKJV Campus LLC (North Ventura Avenue Area, Privately Initiated)**

In October 2010, the Board approved an Ordinance for a privately initiated text amendment to the Ventura County Non-Coastal Zoning Ordinance (NCZO) related to education and training uses in an industrial zone and associated amendments related to zoning map changes. The purpose of applicant's text amendment request was to allow the establishment of a professional photography and film school on a parcel located on Ventura Avenue adjacent to the City of Ventura. The text



amendment allows the requested use in the M2 (Limited Industrial) zone with the approval of a Conditional Use Permit. The zoning map amendment only affected Assessor's Parcel Number 063-0-050-360, rezoning it from M3-10,000 sq. ft. (General Industrial, 10,000 sq. ft. minimum parcel size) zone to M2-10,000 sq ft (Limited Industrial, 10,000 sq. ft. minimum parcel size) zone. (Case Planner: C. Anthony)

### ***E. Pending General Plan and Zoning Ordinance Amendments***

The following summarizes the GPAs and related Zoning Ordinance Text Amendments that are currently in process:

#### ***Privately Initiated Requests:***

##### **General Plan/Ordinance Amendment Screenings**

By Board policy, privately-initiated General Plan Amendments (GPA) and Zoning Ordinance Text Amendments must be reviewed and approved by the Board before processing can occur. This "screening" process allows the Board to 1) determine which applications are consistent or inconsistent with the adopted plans and policies, 2) screen-out incompatible applications, and 3) avoid needless processing time and expense for both the applicant and the County. This screening process occurs twice a year.

##### **Sunner, Rogers, and Rolls/Jakran LLC (Saticoy)**

This GPA would change the land use designation and zoning on the five parcels in Saticoy community from R2 (Two-Family Residential) use to M1 (Industrial Park) use and CPD (Commercial Planned Development). At the initial screening hearing in April 2010, the Board approved the proposed GPA for further processing under the conditions that the applicants concurrently process a GPA with the City of Ventura and that the applicants include measures to address the potential jobs/housing imbalance created by the amendment in their revised project. At the same hearing, the Board directed Planning Division staff to pursue funding for a full update to the Saticoy Area Plan to be conducted at the same time as the applicants' GPA. The Planning Division applied for a Compass Blueprint Grant to fund the potential Area Plan update, but was not successful in securing funding. (Case Planner: K. Matchett)

##### **Catalde (Simi Valley)**

This zoning ordinance amendment would modify the allowable uses in the AE zone to permit permanent filming activities in the zone with a Conditional Use Permit. Planning Division staff recommended denial of the amendment, noting that approval would likely require a General Plan Amendment and countywide vote under the SOAR ordinance. At the initial screening hearing in March 2011, the Board did not approve the proposed amendment for further processing, but instead instructed Planning Division staff to work further with the applicant to address the issues raised by the proposed amendment, and then return to the Board for additional discussion. Staff met with the applicant in April to discuss options. The application is on hold pending formal response from the applicant. (Case Planner: K. Matchett)

## **General Plan/Ordinance Amendment Applications**

### **Nathan Borin (Lake Sherwood)**

This February 2008 GPA application was approved by the Board for post-screening processing to amend the water and sewer policies of the Lake Sherwood/Hidden Valley Area Plan allowing extension of water and sewer service to existing lots contiguous to the Lake Sherwood Community for which a service easement has been granted. The application has been incomplete since September 23, 2008. The GPA application is scheduled to be closed on May 11, 2011 unless the Applicant either 1) agrees to authorize preparation of an EIR, or 2) agrees to a restrictive covenant or other acceptable biological resource mitigation measure. (Case Planner: D. Hawkins)

### **Colton Lee Communities (Santa Susana Knolls)**

This July 2004 GPA application was approved by the Board for post-screening processing to re-designate a 23.67 acre area from Existing Community - RE-5 ac. (Rural Exclusive – 5 ac. min.), RE-1 ac. (Rural Exclusive – 1 ac. min.), and RE-20,000 sq. ft. (Rural Exclusive – 20,000 sq. ft. min.) to Existing Community - RPD-8 du/ac (Residential Planned Development – 8 du/ac) or, the actual average density of the RE-10,000 sq. ft. (Rural Exclusive -10,000 sq. ft.) zoned portion of the Santa Susana Existing Community, whichever is less. This GPA screening approval also included a 20 percent lower-income housing set-aside requirement. The current project description differs from the original GPA Screening request since it consists of a request for 100 manufactured housing units, 10 percent of which would be affordable, at a density of 5.14 du/ac. The application is complete and on January 22, 2008, the Planning Division determined that an Environmental Impact Report (EIR) is required for the project. The applicant disagrees with a PWA determination which found that evidence submitted by the applicant is insufficient to demonstrate adequate right-of-way to widen Katherine Road to meet Fire Department second access road requirements. The project was suspended on April 1, 2010 due to non-payment of County staff charges. (Case Planner: D. Hawkins)

## ***Board Initiated Requests:***

### **Housing Impact Mitigation Fee Ordinance (Countywide)**

This new ordinance would eliminate project-by-project assessment of the indirect housing impacts generated by new commercial/industrial uses and substitute a programmatic approach through payment of in-lieu fees. This ordinance is included in the adopted Housing Element as a FY2008-2009 program, but will be delayed due to the on-going revisions to the Housing Element required by HCD. (Estimated Board hearing date: FY 2011-2012/Case Planner: K. Finley)

### **Inclusionary Housing Ordinance (Countywide)**

This ordinance will require new housing projects to set aside a percentage of dwelling units for lower-income households. This ordinance is included in the adopted Housing Element as a FY2008-2009 program, but is being delayed due to

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### **Greenbelt Agreements**

The Board of Supervisors has directed that the existing Greenbelt Agreements be incorporated into ordinance format. In addition, Program 3.1.3 of the Goals, Policies and Programs of the General Plan states that the following additional greenbelt agreements should be considered by the County and appropriate cities for the following areas:

- Las Posas Valley
- Hidden Valley
- Upper Ojai, and
- Between Moorpark and Simi Valley north of Hwy 118.

Budget reductions in FY2004 effectively eliminated the planner position responsible for overseeing the greenbelt agreement program. Thus, the timing of this project is dependent upon other project priorities and staff availability.

Despite the lack of a dedicated planner position, the Planning Division worked with the Cities of Santa Paula and Fillmore to revise the Santa Paula – Fillmore Greenbelt. The primary revisions included adoption of the Greenbelt by Ordinance rather than by joint resolution, incorporation of CURB line revisions, and several boundary “clean-ups” that the Cities of Fillmore and Santa Paula had already incorporated. The Board approved these revisions in June 2010. (Case Planner: S. Sussman)

### **Habitat Connectivity Protection Overlay Zone (Countywide)**

On Oct. 14, 2008, the Board of Supervisors authorized the Planning Division to draft a habitat connectivity protection overlay zone. Due to staffing issues, this project is on hold until the Biological Initial Study Assessment Guidelines project has been completed. (Estimated hearing date: Unknown/Case Planner: C. Danko)

## ***State Mandated Amendments:***

### **Housing Element, Conservation and Safety Elements and Zoning Ordinance Revisions (Countywide)**

On August 4, 2009, the Board reviewed staff's proposed revisions to the 2008 Housing Element in response to comments received by HCD. Since then, staff has been working on the revisions and implementation of the programs identified above in Section C of this report.

In addition, recently enacted Government Code §65302(a), (d), and (g) require updates to the Conservation and Safety Elements of the General Plan in conjunction with any revisions to the Housing Element after January 1, 2009. Therefore, Planning Division staff, in consultation with the Public Works Agency, the Watershed Protection District, and the Sheriff's Office of Emergency Services, has reviewed the

applicable portions of the General Plan and is now proposing revisions to the *Hazards Appendix*, *Resources Appendix* and *Goals, Policies and Programs* (Exhibits 2.2, 2.3 and 2.4) to meet the requirements of Government Code §65302(a), (d), and (g).

The proposed amendments to the *Hazards Appendix* include updated background information, references to State agencies, and various hazards maps. Proposed amendments to the *Resources Appendix* include updates to Chapters 1.3 Water Resources and 1.10 Coastal Beaches and Dunes. The proposed amendments primarily relate to identification of areas to accommodate floodwaters, groundwater recharge areas, updating the groundwater basins maps (Figures 1.3.2a and b) with minor edits to the Coastal Beaches and Dunes chapter referencing the County's Floodplain Management Ordinance requirements.

Staff has prepared a Supplemental EIR for the General Plan and Zoning Ordinance Amendments related to the Housing Element (noted above) that is currently out for public review and comment. (Estimated Board hearing date: Summer 2011/Case Planners: K. Finley and S. Sussman)

#### **Update of the Density Bonus Provisions of the Zoning Ordinance (Countywide)**

On January 25, 2005, the Board postponed consideration of a program to update the Density Bonus provisions of the County Zoning Ordinance to be consistent with recent changes to State law, and directed staff to report back to the Board at such time as the State legislature considers cleanup legislation. SB 435 was passed and became effective on January 1, 2006. This program is included in the adopted Housing Element as a FY2008-2009 program, but will be delayed due to the ongoing revision to the Housing Element required by HCD. (Estimated Board hearing date: FY 2011-2012/Case Planners: K. Finley and S. Sussman)

#### **Regional Housing Needs Assessment and Housing Element Update (Countywide)**

The provisions of SB 375, which became effective on January 1, 2008, modified the timing of the next update to the Regional Housing Needs Assessment and Housing Elements of cities and counties within the SCAG region. The RHNAP process has recently been initiated and the Housing Elements will be due in July 2014. (Estimated Board hearing date: RHNAP 2012; Housing Element 2014/Case Planner: K. Finley)

#### **Rezoning and Zoning Ordinance Amendments for Consistency with the General Plan (Countywide)**

State law requires that Zoning Ordinances be consistent with the General Plan. Since the County's rezoning program in the mid-1980s, it has been discovered that several hundred parcels of land do not have zoning that is consistent with the County General Plan (e.g., Rocketdyne, North Half). The RMA GIS section is currently in the process of generating a list of parcels that have zoning inconsistent with the County General Plan. Once this information is obtained, the Planning

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Division will process a Zone Change for these parcels. (Estimated Board hearing date: Winter 2012/Case Planner: D. Hawkins)

In addition, there have been some significant changes to the General Plan over the last decade that has resulted in inconsistencies of the zoning ordinances with the General Plan. For example, the minimum parcel size for Rural-designated land was increased from one acre to two acres; however, the RA (Rural Agricultural) and CR (Coastal Rural) zones still specify a one-acre minimum. Similarly, the RE (Rural Exclusive) zone has a 10,000 square foot minimum and the CRE (Coastal Rural Exclusive) zone has a 20,000 square foot minimum. To resolve these inconsistencies, the Planning Division proposes change the minimum parcel size of the RA zone to 2 acres minimum, change the title of the RE zone to "Residential Estate", and rezone some affected properties from RA to RE-1 ac to ensure that the current minimum parcel size requirement does not change (Estimated Board hearing date: Unknown/Case Planners: Unassigned)

### ***Grant/Trust Funded Projects:***

#### **Tree Protection Regulations Update**

The Planning Division updated and clarified its tree protection procedures during 2010. Key procedural improvements included the creation of written procedures, standards, permit applications and forms. In addition, new procedures outlining the requirements for discretionary analyses and improved procedures for internal tracking of tree permits and fees paid were developed. Finally, several guidance documents were prepared for the public to guide them through the tree permitting process. (Case Planners: L. Walter; T. Newman; S. Sussman)

#### **Coastal Impact Assistance Program (CIAP) Grant Funded Projects**

On August 7, 2007, the Board of Supervisors approved preliminary proposals for funding through the federal Coastal Impact Assistance Program (CIAP). The County has received funding approval for several policy-related projects that meet the objectives of this funding program, which generally include protection and improvement of coastal resources and habitats. The projects have been divided into the Coastal Biological Resources project, which examines the coastal habitat in the Santa Monica Mountains and identifies policy changes to help preserve that habitat, and the Local Coastal Plan Amendment project, which proposes several updates to the Local Coastal Ordinance. These include minor amendments to address clerical errors and unclear ordinance language, updates to tree protection and landscaping regulations, the development of new regulations to address climate change issues, and the creation of improved regulations for coastal habitat. A public outreach component is also included as part of this project. Work on the CIAP projects began in FY 2009/10, and all the work will be completed by the end of calendar year 2014. (Estimated Board hearing date: Unknown/Case Planner: K. Matchett)

**Staff Recommended Projects:**

**Amendment to Building Coverage Standards and Non-Coastal Zoning Ordinance Update (Countywide)**

This project is to remove the building coverage standards from the General Plan and Area Plans, and add simplified standards in the Coastal and Non-Coastal Zoning Ordinances. This project will also amend select provisions of the Non-Coastal Zoning Ordinance that require clarification. This item is expected to proceed to hearings before the Planning Commission and Board of Supervisors in Summer/Fall 2011. (Case Planner: D. Hawkins)

**Subdivision Ordinance Update (Countywide)**

This project is to update the Subdivision Ordinance to more accurately reflect the current standards and practices involved in processing subdivision requests. This project is currently unassigned and not scheduled for hearings.

**Update to the Resources Chapter/Appendix of the General Plan (Countywide)**

The SEIR for the focused update of the County General Plan illuminated the need to update many of the sections within the Resources Chapter and Appendix; some of which have not been updated since the early 1980's. Specifically, the Water Resources and Farmland Resources sections are in need of updating. This project is currently unassigned and not scheduled for hearings.

**Area Plan Updates**

The County has adopted 10 Area Plans that specifically regulate land uses and discretionary development in specific geographical communities/areas within the unincorporated area of the County. Attachment 2 lists each of the Area Plans and the date of adoption or last major amendment. The Piru Area Plan was updated in December of 2008. Timing of updates to the other Area Plans is dependent upon other project priorities and staff availability. In addition to the Coastal Area Plan, the Area Plans most in need of updating are the North Ventura Avenue Area Plan and Saticoy Area Plan.

**F. Legislation/Court Decisions Summary**

The following is a summary of State legislation enacted in 2010, which may affect the County General Plan and its implementation.

**AB 702 / Chapter No. 348 (Salas) - Farmworker Housing**

Expands the definition of who may reside in farmworker housing, for the purpose of the Joe Serna Jr., Farmworker Housing Grant Program to include any person who works on or off the farm in processing of any agricultural commodity until it is shipped for distribution. (Amends Section 50517.5 of the Health and Safety Code)

**AB 1865 / Chapter No. 198 (Strickland) – Housing Trust Funds**

Reduces the amount of matching grant funds an applicant for a newly formed local housing trust fund must raise from \$1 million to \$500,000 to qualify for the Local

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Housing Trust Fund program funded by Proposition 1C: the Housing and Emergency Trust Fund Act of 2006. (Amends Section 50843.5 of the Health and Safety Code)

**AB 1867 / Chapter No. 367 (Harkey) – Housing Elements**

This Bill allows for the conversion of both multifamily rental and ownership units within complexes of three or more dwelling units to be counted toward a city's affordable housing stock. The prior requirement allowed conversion within complexes of four or more dwelling units. (Amends Section 65583.1 of the Government Code)

**SB 454 / Chapter No. 208 (Lowenthal) – Housing**

This bill deletes the sunset date on three sections of law requiring the owners of affordable housing to provide notice to tenants and governmental entities before converting a property to market rate and giving a limited priority to preservation purchasers in the event the owner wishes to sell. (Amends Sections 65863.10, 65863.11, and 65863.13 of the Government Code)

**SB 812 / Chapter No. 507 (Ashburn) – Housing Elements**

This Bill requires cities and counties to include an analysis of the housing needs of the developmentally disabled in the analysis of special housing needs in their housing elements. "Developmental disability" includes mental retardation, cerebral palsy, epilepsy, and autism. (Amends Section 65583 of the Government Code)

The following is a summary of court decisions in 2010 that may affect implementation of the County's General Plan:

**Building Industry Assn. of Cent. California v. County of Stanislaus (2010) 190 Cal.App.4th 582**

The County of Stanislaus amended the agricultural element of its General Plan to include a Farmland Mitigation Program (FMP) to mitigate the loss of farmland to residential development. Generally, the FMP requires the developer to obtain an agricultural conservation easement granted in perpetuity over an equivalent area of comparable farmland as a condition of approval. For parcels 20 acres or larger, the easement is mandatory. For parcels less than 20 acres, the developer may also purchase banked mitigation credits or, if unable to obtain an easement or credits, the Board may authorize payment of an in-lieu mitigation fee.

The Building Industry Association (BIA) first challenged the FMP as lacking a reasonable relationship between the mitigation requirement and adverse public impacts caused by the development. The trial court found the program invalid because the loss of farmland is a permanent unavoidable impact and further because it applied to land that was not in farm production. The appellate court disagreed finding that permanently protecting one acre of farmland for the loss of one acre to residential development is reasonably related to the County's farmland conservation goal. As to the application of the FMP to land not currently being farmed, the court found that circumstance did not create a total fatal conflict that would invalidate the entire FMP on its face. (The court seemed to intimate this may be an issue in an "as applied" challenge.)

Second, the BIA challenged the FMP as conflicting with Civil Code section 815.3 which prohibits local government from conditioning land use entitlements on the “applicant” granting conservation easements and requires the voluntary conveyance of conservation easements. The trial court found the FMP violates the statute’s voluntary conveyance requirement. The appellate court reversed holding the FMP does not violate section 815.3 which only prohibits the County from requiring “the applicant” to grant the conversation easement. Because the FMP also allows the applicant to pay money to someone else to buy the easement, the easement is voluntary and the FMP does not conflict with section 815.3.

**Watsonville Pilots Ass'n v. City of Watsonville (2010) 183 Cal.App.4th 1059**

Various groups successfully challenged both the city's approval of its 2030 General Plan, which contemplated 75 percent of the city's residential development near the city's airport, and its certification of environmental impact report (EIR). The court invalidated the General Plan on the grounds it violated the State Aeronautics Act (SAA) by failing to adopt safety and density criteria from the Airport Land Use Planning Handbook and unlawfully eliminating or altering airport safety Compatibility Zones and standards in the city's Airport Master Plan. The EIR violated CEQA by failing to adequately analyze airport compatibility issues and a reduced development alternative.

However, the EIR's analysis of water supply was upheld. The EIR identified groundwater as the likely source of water for growth under the 2030 General Plan. It also identified the uncertainties of this supply source due to overdraft conditions in the water basin. Finally, the EIR provided a detailed discussion of the measures intended to address the overdraft through conservation, conversion of agricultural uses to less water intensive urban uses as well as other measures.

**Attachments:**

- Attachment 1 - Ventura County General Plan Compliance with State of California General Plan Guidelines
- Attachment 2 – Last Amendment Dates of Ventura County General Plan and Area Plans
- Attachment 3 – HCD Tables A, A2, and A3 – Annual Building Report Summary
- Attachment 4 – List of 2009 Building Completions in the Lower-income Category by Assessor Parcel Numbers
- Attachment 5 – HCD Table B – Regional Housing Needs Allocation Progress
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## Attachment 1 Ventura County General Plan Compliance with State General Plan Guidelines

State Requirements	Ventura County General Plan Chapters And Appendices			
	Resources	Hazards	Land Use	Public Facilities and Services
<b>Land Use Element:</b>				
Housing			X	
Business			X	
Industry			X	
Open Space	X	X	X	X
Agriculture	X		X	
Scenic Beauty	X			
Education				X
Public Buildings & Grounds				X
Solid & Liquid Wastes		X		X
Population Density/Building Intensity			X	
Flooding		X		X
Timberland Production	X		X	
<b>Circulation Element:</b>				
Major Thoroughfares				X
Transportation Routes				X
Terminals				X
Utilities				X
<b>Housing Element</b>			X	
<b>Conservation Element:</b>				
Water	X			X
Hydraulic Force		X		X
Forests	X			
Soils	X			
Rivers	X	X		X
Harbors				X
Fisheries	X			
Wildlife	X			
Minerals	X			
<b>Open Space Element</b>	X		X	
<b>Noise Element</b>		X		
<b>Safety Element</b>		X		X

## Attachment 2 Last Amendment Date of Ventura County General Plan and Area Plans

Document Title	Date adopted or last amended
<b>Countywide General Plan:</b>	
Goals, Policies and Programs <sup>1</sup>	04-06-10
Resources Appendix	04-06-10
Hazards Appendix	11-15-05
Land Use Appendix	12-16-08
Public Facilities and Services Appendix	11-15-05
<b>Area Plans:</b>	
Ahmanson Ranch Area Plan <sup>2</sup>	12-15-92
Coastal Area Plan	09-16-08
El Rio/Del Norte Area Plan	11-15-05
Lake Sherwood/Hidden Valley Area Plan	04-06-10
North Ventura Avenue Area Plan	12-11-90
Oak Park Area Plan	11-15-05
Ojai Valley Area Plan	11-15-05
Piru Area Plan	12-16-08
Saticoy Area Plan	05-04-04
Thousand Oaks Area Plan	04-06-10

<sup>1</sup> The Housing and Population Chapter of the General Plan is currently being revised.

<sup>2</sup> Ahmanson Ranch Area Plan should be rescinded when Development Agreement expires (2017).

## Attachment 2 Last Amendment Date of Ventura County General Plan and Area Plans

Document Title	Date adopted or last amended
<b>Countywide General Plan:</b>	
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Piru Area Plan	12-16-08
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Thousand Oaks Area Plan	04-06-10

<sup>1</sup> The Housing and Population Chapter of the General Plan is currently being revised.

<sup>2</sup> Ahmanson Ranch Area Plan should be rescinded when Development Agreement expires (2017).





**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in G

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	Although the County provided funding for the rehabilitation of 12 dwelling units in 2009-10, none of the units meet all of the requirements of section 65583.1 (c) ( 1) of the GC.
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\*Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	12			7	1	20	
No. of Units Permitted for Above Moderate	56			2	4	62	

\*Note: This field is voluntary

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in G

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	Although the County provided funding for the rehabilitation of 12 dwelling units in 2009-10, none of the units meet all of the requirements of section 65583.1 (c) ( 1) of the GC.
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	12			7	1	20	
No. of Units Permitted for Above Moderate	56			2	4	62	

\* Note: This field is voluntary



## Attachment 4 List of 2009 Building Completions in the Lower-income Category by Assessor Parcel Numbers

This information supplements Attachment 3, HCD Table A.

### Single Family

056-0-052-045  
061-0-171-330  
063-0-173-115  
646-0-200-120  
647-0-013-060

Second Dwelling Units (60% of these  
are counted towards lower-income  
inventory as documented in section  
3.3.7.1 of the General Plan *Land Use  
Appendix*)

014-0-040-240  
031-0-160-125  
035-0-080-455  
061-0-260-190  
063-0-152-145  
063-0-162-255  
107-0-150-095  
109-0-322-065  
109-0-401-035  
110-0-060-125  
110-0-210-330  
135-0-082-025  
149-0-061-135  
149-0-071-180  
151-0-140-085  
152-0-071-265  
153-0-150-395  
155-0-080-045  
155-0-151-195  
159-0-031-015  
500-0-370-615  
503-0-030-320  
635-0-062-125  
648-0-240-090  
649-0-070-370

## Attachment 5 – HCD Table B Regional Housing Needs Allocation Progress

### ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation* (CCR Title 25 §6202 )

Jurisdiction County of Ventura  
Reporting Period January 1, 2006 - December 30, 2009

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1 - 2006	Year 2 - 2007	Year 3 - 2008	Year 4 - 2009	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted												260
	Non-deed restricted	10	10	18	7							45	
Low	Deed Restricted												110
	Non-deed restricted	101	13	12	14							140	
Moderate	Deed Restricted												5
	Non-deed restricted	185	74	18	20							297	
Above Moderate		558	164	128	97	62						451	107
Unknown		6	5	14	7							32	
Total RHNA by COG: Enter allocation number:		1,404											
Total Units		466	230	159	110							965	471
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

## Attachment 5 – HCD Table B Regional Housing Needs Allocation Progress

### ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation* (CCR Title 25 §6202 )

Jurisdiction County of Ventura  
Reporting Period January 1, 2006 - December 30, 2009

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1 - 2006	Year 2 - 2007	Year 3 - 2008	Year 4 - 2009	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	305											260
	Non-deed restricted		10	10	18	7						45	
Low	Deed Restricted	250											110
	Non-deed restricted		101	13	12	14						140	
Moderate	Deed Restricted	291											-6
	Non-deed restricted		185	74	18	20						297	
Above Moderate		558	164	128	97	62						451	107
Unknown			6	5	14	7						32	
Total RHNA by COG. Enter allocation number:		1,404											
Total Units			466	230	159	110						965	471
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.



## Attachment 6 – HCD Table C Housing Element Program Implementation Status

Housing Element Program	Objective	Deadline	Status of Implementation
<p><b>Population and Dwelling Unit Forecast:</b> The Planning Division will continue to periodically update the population and dwelling unit forecasts of the County General Plan, in consultation with the cities, and subject to the approval of the Board of Supervisors. The County General Plan will be periodically revised to incorporate the updated forecasts as necessary. (Program 3.3.3-1)</p>	<p>Ensure General Plan Consistency and provision of adequate public services and facilities.</p>	<p>N/A</p>	<p>Ongoing; Completed for current Housing Element revisions.</p>
<p><b>Population and Dwelling Unit Monitoring:</b> The Planning Division will monitor population and dwelling unit growth to evaluate consistency of actual development patterns with adopted forecasts for the various subareas of the County. In cases where discretionary development may individually or cumulatively exceed the forecasts in a given subarea, the Planning Division will bring the information to the attention of the decision-making body. (Program 3.3.3-2)</p>	<p>Ensure General Plan Consistency and provision of adequate public services and facilities.</p>	<p>N/A</p>	<p>Ongoing</p>
<p><b>Housing Preservation:</b> The Resource Management Agency (Planning, Building and Safety, Environmental Health) will continue the enforcement of zoning, building and safety and public health codes on a complaint or voluntary request basis. (Program 3.3.3-3(1))</p>	<p>Preservation of existing housing stock.</p>	<p>N/A</p>	<p>Ongoing; 9 Code Enforcement Cases reported as closed in the unincorporated area in 2009-10 CAPER.</p>
<p><b>Housing Preservation:</b> To the extent that Federal and State grants and local housing funds are available, the County Executive Office with the assistance of the Resource Management Agency will continue to administer grant/loan programs to assist households with resolving housing health and safety code violations, e.g., building and safety, fire, or public health. (Program 3.3.3-3 (2))</p>	<p>Preservation of existing housing stock.</p>	<p>N/A</p>	<p>Ongoing; 12 units reported as preserved in the unincorporated area in 2009-10 CAPER.</p>
<p><b>Housing Preservation:</b> The Planning Division will continue the Mobile Home Park Rent Review Program to assure that the amount of rent does not increase more than set forth in the Mobile Home Park Rent Review Ordinance. (Program 3.3.3-3(3))</p>	<p>Preservation of existing housing stock.</p>	<p>N/A</p>	<p>Ongoing</p>
<p><b>Housing Rehabilitation:</b> The Resource Management Agency (Planning, Building and Safety, Environmental Health) will continue to notify and direct affected property owners to the County Executive Office regarding possible grants/loans to resolve health and safety code violations involving housing. (Program 3.3.3-4(1))</p>	<p>Preservation and rehabilitation of existing housing stock.</p>	<p>N/A</p>	<p>Ongoing</p>

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Housing Element Program	Objective	Deadline	Status of Implementation
<p><b>Housing Rehabilitation:</b> The Planning Division will continue to maintain the existing "Build It Smart" information and news web site to encourage energy- and resource-efficient building practices. The Community Action of Ventura County should continue its energy conservation, energy education, appliance repair or replacement, home weatherization and home rehabilitation programs for existing eligible homeowners and renters. (Program 3.3.3-4(2))</p>	<p>Preservation of existing housing stock; Encourage energy- and resource-efficient building practices.</p>	<p>N/A</p>	<p>Ongoing</p>
<p><b>Housing Rehabilitation:</b> To the extent that funds are available, the County Executive Office will provide low cost loans to lower-income households for room additions or second dwelling units to help reduce overcrowding. (Program 3.3.3-4(3))</p>	<p>Rehabilitation of existing housing stock and relief from over-crowding.</p>	<p>N/A</p>	<p>Ongoing</p>
<p><b>Housing Opportunity and Diversity:</b> The County Executive Office will continue to administer available housing funds in order to facilitate the development of affordable owner-occupied and rental housing for lower-income households, and for those households with identified special needs (farm workers, elderly, mentally ill, handicapped, homeless), and notify other interested housing agencies and non-profit organizations annually and as funding becomes available for lower-income and special needs housing. (Program 3.3.3.-5(1))</p>	<p>Ensure diversity of housing types and housing opportunities for special needs households.</p>	<p>N/A</p>	<p>Ongoing</p>
<p><b>Housing Opportunity and Diversity:</b> The Area Housing Authority should continue to administer subsidies to assist eligible <i>lower-income</i> households in renting affordable housing. (Program 3.3.3-5(2))</p>	<p>Ensure diversity of housing types and housing opportunities for special needs households</p>	<p>N/A</p>	<p>Ongoing</p>
<p><b>Housing Opportunity and Diversity:</b> The Planning Division will pursue the following actions during 2010 - 2011 to promote special needs housing:</p> <ul style="list-style-type: none"> <li>• Process an amendment to the Non-Coastal and Coastal Zoning Ordinances to clarify which zones allow special needs housing (e.g., emergency shelters, transitional housing, supportive housing, SROs), and to expressly establish a process to approve deviations from zoning standards to meet the reasonable accommodation requirements of the Federal Fair Housing Act, and the California Fair Employment and Housing Act.</li> <li>• Process an amendment to the Non-Coastal Zoning Ordinance to comply with CA Government Code Section 65583(a)(4) to permit emergency shelters in the Commercial Planned Development zone without a conditional use permit or other discretionary permits and define transitional and supportive housing as residential uses subject to the same restrictions that apply to other housing in the same zone.</li> <li>• Update the Planning Division's website to include information regarding special needs housing. (Program 3.3.3-5(3))</li> </ul>	<p>Ensure diversity of housing types and housing opportunities for special needs households and ensure compliance with state and federal laws.</p>	<p>Completed in conjunction with Housing Element Update</p>	<p>Ongoing; Planning Commission hearing scheduled for early June 2011 and Board of Supervisors hearing scheduled for late June 2011.</p>
<p><b>Housing Opportunity and Diversity:</b> Appropriate non-profit organizations (e.g., Community Action of Ventura</p>	<p>Ensure diversity of housing types and</p>	<p>N/A</p>	<p>Ongoing</p>

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Housing Element Program	Objective	Deadline	Status of Implementation
<p><b>Housing Rehabilitation:</b> The Planning Division will continue to maintain the existing "Build It Smart" information and news web site to encourage energy- and resource-efficient building practices. The Community Action of Ventura County should continue its energy conservation, energy education, appliance repair or replacement, home weatherization and home rehabilitation programs for existing eligible homeowners and renters. (Program 3.3.3-4(2))</p>	<p>Preservation of existing housing stock; Encourage energy- and resource-efficient building practices.</p>	<p>N/A</p>	<p>Ongoing</p>
<p><b>Housing Rehabilitation:</b> To the extent that funds are available, the County Executive Office will provide low cost loans to lower-income households for room additions or second dwelling units to help reduce overcrowding. (Program 3.3.3-4(3))</p>	<p>Rehabilitation of existing housing stock and relief from over-crowding.</p>	<p>N/A</p>	<p>Ongoing</p>
<p><b>Housing Opportunity and Diversity:</b> The County Executive Office will continue to administer available housing funds in order to facilitate the development of affordable owner-occupied and rental housing for lower-income households, and for those households with identified special needs (farm workers, elderly, mentally ill, handicapped, homeless), and notify other interested housing agencies and non-profit organizations annually and as funding becomes available for lower-income and special needs housing. (Program 3.3.3.-5(1))</p>	<p>Ensure diversity of housing types and housing opportunities for special needs households.</p>	<p>N/A</p>	<p>Ongoing</p>
<p><b>Housing Opportunity and Diversity:</b> The Area Housing Authority should continue to administer subsidies to assist eligible <i>lower-income</i> households in renting affordable housing. (Program 3.3.3-5(2))</p>	<p>Ensure diversity of housing types and housing opportunities for special needs households</p>	<p>N/A</p>	<p>Ongoing</p>
<p><b>Housing Opportunity and Diversity:</b> The Planning Division will pursue the following actions during 2010 - 2011 to promote special needs housing:</p> <ul style="list-style-type: none"> <li>• Process an amendment to the Non-Coastal and Coastal Zoning Ordinances to clarify which zones allow special needs housing (e.g., emergency shelters, transitional housing, supportive housing, SROs), and to expressly establish a process to approve deviations from zoning standards to meet the reasonable accommodation requirements of the Federal Fair Housing Act, and the California Fair Employment and Housing Act.</li> <li>• Process an amendment to the Non-Coastal Zoning Ordinance to comply with CA Government Code Section 65583(a)(4) to permit emergency shelters in the Commercial Planned Development zone without a conditional use permit or other discretionary permits and define transitional and supportive housing as residential uses subject to the same restrictions that apply to other housing in the same zone.</li> <li>• Update the Planning Division's website to include information regarding special needs housing. (Program 3.3.3-5(3))</li> </ul>	<p>Ensure diversity of housing types and housing opportunities for special needs households and ensure compliance with state and federal laws.</p>	<p>Completed in conjunction with Housing Element Update</p>	<p>Ongoing; Planning Commission hearing scheduled for early June 2011 and Board of Supervisors hearing scheduled for late June 2011.</p>
<p><b>Housing Opportunity and Diversity:</b> Appropriate non-profit organizations (e.g., Community Action of Ventura</p>	<p>Ensure diversity of housing types and</p>	<p>N/A</p>	<p>Ongoing</p>



Housing Element Program	Objective	Deadline	Status of Implementation
County and Project Understanding) should continue to provide loans and/or grants to <i>lower-income</i> individuals, families, senior citizens, handicapped or disabled persons who are either homeless or "at risk of becoming homeless" 3.3.3-5 (4)	housing opportunities for special needs households.		
<p><b>Housing Opportunity and Diversity:</b> The Ventura County Homeless and Housing Coalition Community Action of Ventura County should continue to:</p> <ul style="list-style-type: none"> <li>• Annually survey the number of homeless persons in the County;</li> <li>• Seek feasible and effective strategies to prevent homelessness and house homeless persons and families;</li> <li>• Research the funding sources available to deal with homelessness; and</li> <li>• Participate on the Interagency Council on Homelessness to implement the 10-Year Strategy to End Homelessness for Ventura County. (Program 3.3.3-5(5))</li> </ul>	Ensure diversity of housing types and housing opportunities for special needs households.	N/A	Ongoing
<p><b>Housing Opportunity and Diversity:</b> Ventura County Health Services Human Services Agency will continue to financially support, and the County Executive Office will continue to actively participate on, the Ventura County Interagency Council on Homelessness and with each of the cities within Ventura County to facilitate the implementation of the 10-Year Strategy to End Homelessness for Ventura County. (Program 3.3.3-5(6))</p>	Ensure diversity of housing types and housing opportunities for special needs households.	N/A	Ongoing
<p><b>Housing Opportunity and Diversity:</b> During FY 2008-2009, the County Executive Office and Planning Division will complete the recommended actions of the County Redevelopment Agency's Piru Housing Plan. Residential projects within the Redevelopment Area and Piru expansion area will provide for the construction or rehabilitation of very low-income, low-income and/or moderate-income housing per the requirements of California Redevelopment Law and Piru Area Plan policies, as applicable. (Program 3.3.3-5(7))</p>	Ensure diversity of housing types and housing opportunities for special needs households.	Initiated in 2008	Ongoing; Anticipated completion by June 2011.
<p><b>Housing Opportunity and Diversity:</b> The Planning Division, in consultation with farmworker housing organizations, will pursue the following actions to encourage the construction of extremely low-income and very low-income farmworker housing:</p> <ul style="list-style-type: none"> <li>• Process an amendment to the General Plan and Non-Coastal Zoning Ordinance to allow for the creation of parcels less than 40 acres in the AE zone for Farmworker Housing Complexes within or adjacent to City Spheres of Influence or adjacent to city boundaries (2010-11).</li> <li>• Prepare informational brochure and website information regarding Farmworker and Animal Caretaker Dwelling Units and Farmworker Housing</li> </ul>	Ensure diversity of housing types and housing opportunities for special needs households.	Completed in conjunction with Housing Element Update	Ongoing; Planning Commission hearing scheduled for early June 2011 and Board of Supervisors hearing scheduled for late June 2011.

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Housing Element Program	Objective	Deadline	Status of Implementation
Complexes (2011-12). (Program 3.3.3-5(8))			
<p><b>Housing Opportunity and Diversity:</b> The Planning Division will pursue the following actions to promote the construction of second dwelling units for lower-income households:</p> <ul style="list-style-type: none"> <li>Process an amendment to the Non-Coastal Zoning Ordinance to allow second dwelling units on non-conforming lots subject to the same standards as conforming lots, and increase the size of second dwelling units to 1,800 square feet on parcels of 40 acres or more to accommodate larger, non-farmworker families (2010-11).</li> <li>Solicit and assemble pre-approved building plans for Second Dwelling Units, and update informational brochures and website to include this information (2011-12). (Program 3.3.3-5(9))</li> </ul>	Ensure diversity of housing types and housing opportunities for special needs households.	Completed in conjunction with Housing Element Update	Ongoing; Planning Commission hearing scheduled for early June 2011 and Board of Supervisors hearing scheduled for late June 2011.
<p><b>Housing Opportunity and Diversity:</b> During 2011, the Planning Division will process an amendment to Articles 16 and 19 of the Non-Coastal Zoning Ordinance to conform with the provisions of State law, and evaluate the deferment of processing fees (excluding EIRs), reduction of development standards, and improvement fees (e.g., Park, Flood Control, Sheriff, Fire, Water Service and Sanitation) for qualified affordable housing. (Program 3.3.3-5(10))</p>	Ensure diversity of housing types and housing opportunities for special needs households.	During FY 2011-12	Program has not yet been initiated.
<p><b>Housing Opportunity and Diversity:</b> The Planning Division will pursue the following actions to increase the supply of unincorporated vacant land zoned for a minimum of 20 dwelling units per acre:</p> <ul style="list-style-type: none"> <li>Inventory, assess and propose to the Board of Supervisors a list of potential parcels suitable for residential development of 16 or more dwelling units with a minimum density of 20 dwelling units per acre (June 2011)</li> <li>Prepare an EIR covering the development impacts of the Board-selected parcels (2010-11).</li> <li>Process amendments to the General Plan and Area Plans to increase density on selected parcels and incorporate inclusionary lower-income housing requirements policies, and to the Non-Coastal Zoning Ordinance to allow ministerial residential permits on selected parcels (e.g., overlay zone, commercial/residential mixed-use), and change the zoning of the selected parcels (2011) (Program 3.3.3-5(11))</li> </ul>	Ensure diversity of housing types and housing opportunities for special needs households.	Completed in conjunction with Housing Element Update	Ongoing; Planning Commission hearing scheduled for early June 2011 and Board of Supervisors hearing scheduled for late June 2011.
<p><b>Housing Opportunity and Diversity:</b> The Planning Division will prepare and process an amendment to the Non-Coastal and Coastal Zoning Ordinances to require that residential development projects of 10 or more dwelling units provide lower-income residential units. (Program 3.3.3-5 (12))</p>	Ensure diversity of housing types and housing opportunities for special needs households.	During FY 2011-12	Program has not yet been initiated.

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Housing Element Program	Objective	Deadline	Status of Implementation
Complexes (2011-12). (Program 3.3.3-5(8))			
<p><b>Housing Opportunity and Diversity:</b> The Planning Division will pursue the following actions to promote the construction of second dwelling units for lower-income households:</p> <ul style="list-style-type: none"> <li>Process an amendment to the Non-Coastal Zoning Ordinance to allow second dwelling units on non-conforming lots subject to the same standards as conforming lots, and increase the size of second dwelling units to 1,800 square feet on parcels of 40 acres or more to accommodate larger, non-farmworker families (2010-11).</li> <li>Solicit and assemble pre-approved building plans for Second Dwelling Units, and update informational brochures and website to include this information (2011-12). (Program 3.3.3-5(9))</li> </ul>	Ensure diversity of housing types and housing opportunities for special needs households.	Completed in conjunction with Housing Element Update	Ongoing; Planning Commission hearing scheduled for early June 2011 and Board of Supervisors hearing scheduled for late June 2011.
<p><b>Housing Opportunity and Diversity:</b> During 2011, the Planning Division will process an amendment to Articles 16 and 19 of the Non-Coastal Zoning Ordinance to conform with the provisions of State law, and evaluate the deferment of processing fees (excluding EIRs), reduction of development standards, and improvement fees (e.g., Park, Flood Control, Sheriff, Fire, Water Service and Sanitation) for qualified affordable housing. (Program 3.3.3-5(10))</p>	Ensure diversity of housing types and housing opportunities for special needs households.	During FY 2011-12	Program has not yet been initiated.
<p><b>Housing Opportunity and Diversity:</b> The Planning Division will pursue the following actions to increase the supply of unincorporated vacant land zoned for a minimum of 20 dwelling units per acre:</p> <ul style="list-style-type: none"> <li>Inventory, assess and propose to the Board of Supervisors a list of potential parcels suitable for residential development of 16 or more dwelling units with a minimum density of 20 dwelling units per acre (June 2011)</li> <li>Prepare an EIR covering the development impacts of the Board-selected parcels (2010-11).</li> <li>Process amendments to the General Plan and Area Plans to increase density on selected parcels and incorporate inclusionary lower-income housing requirements policies, and to the Non-Coastal Zoning Ordinance to allow ministerial residential permits on selected parcels (e.g., overlay zone, commercial/residential mixed-use), and change the zoning of the selected parcels (2011) (Program 3.3.3-5(11))</li> </ul>	Ensure diversity of housing types and housing opportunities for special needs households.	Completed in conjunction with Housing Element Update	Ongoing; Planning Commission hearing scheduled for early June 2011 and Board of Supervisors hearing scheduled for late June 2011.
<p><b>Housing Opportunity and Diversity:</b> The Planning Division will prepare and process an amendment to the Non-Coastal and Coastal Zoning Ordinances to require that residential development projects of 10 or more dwelling units provide lower-income residential units. (Program 3.3.3-5 (12))</p>	Ensure diversity of housing types and housing opportunities for special needs households.	During FY 2011-12	Program has not yet been initiated.



Housing Element Program	Objective	Deadline	Status of Implementation
<p><b>Housing Opportunity and Diversity:</b> The Planning Division will continue to monitor State legislation regarding housing, and will submit budgetary proposals to the Board of Supervisors as necessary to amend the County General Plan and Zoning Ordinance to ensure consistency with State law. (Program 3.3.3-5 (13))</p>	<p>Ensure Housing Element and General Plan remains consistent with State law.</p>	<p>N/A</p>	<p>Ongoing</p>
<p><b>Housing Equality:</b> The County will continue to fund, along with the cities, the Fair Housing Program to provide counseling and referral, affirmative action, and publications relative to fair housing laws, and tenant-landlord rights. (Program 3.3.3-6 (1))</p>	<p>Ensure housing equality.</p>	<p>N/A</p>	<p>Ongoing</p>
<p><b>Housing Equality:</b> Community Action of Ventura County's legal department should continue to advise, or refer for legal counseling, constituents regarding tenant-landlord rights (Program 3.3.3-6(2)).</p>	<p>Ensure housing equality.</p>	<p>N/A</p>	<p>Ongoing</p>
<p><b>Population and Housing Section Update:</b> The Planning Division, with the help of other public and private organizations, will continue to monitor Countywide construction and demolitions and estimate population trends, and periodically assess the progress in attaining County's housing goals, policies, and programs. Housing factors that should be monitored and estimated include:</p> <ul style="list-style-type: none"> <li>• Housing construction and demolition by dwelling unit type and affordability category.</li> <li>• Housing tenure and vacancy rates.</li> <li>• Population increases and distribution.</li> <li>• Employment generation and housing demand of proposed projects.</li> <li>• Number of homeless persons and their distribution.</li> <li>• Land available for the construction of lower- and moderate-income housing and farmworker housing.</li> <li>• Evaluation of General Plan housing goals, policies and programs annually as required by the Government Code. (Program 3.3.3-7 (1))</li> </ul>	<p>Ensure that Housing Element goals, policies, and programs meet the requirements of State housing law.</p>	<p>N/A</p>	<p>Ongoing</p>
<p><b>Population and Housing Section Update:</b> The Planning Division will periodically prepare an update to the Population and Housing Section of the General Plan as appropriate, but not less than that required by State law, to reflect the results of the periodic reassessment of the County's housing needs, objectives, and implementation programs. (Program 3.3.3-7(2))</p>	<p>Ensure that Housing Element goals, policies, and programs meet the requirements of State housing law.</p>	<p>N/A</p>	<p>Ongoing</p>

