

NOTICE OF A JOINT WORKSHOP MEETING
OF THE CITY COUNCIL AND THE PLANNING COMMISSION
OF THE CITY OF BIG BEAR LAKE


To: Mayor Jahn
Mayor Pro Tem Herrick
Councilmember Harris
Councilmember Karp
Councilmember Mulvihill

Planning Commission Vice Chairman Hackney
Planning Commissioner Caretto
Planning Commissioner Smith
Planning Commissioner Zimmerman
One Seat Vacant

City Manager
City Attorney
Division Managers
Radio – KBHR
The Grizzly
Channel 6
Big Bear News

NOTICE IS HEREBY GIVEN, that the City Council and the Planning Commission of the City of Big Bear Lake, California will conduct a Joint Workshop Meeting on Monday, October 8, 2007, at 1:30 p.m., at 39707 Big Bear Boulevard, Big Bear Lake, California; said meeting being called pursuant to Section 54956 of the Government Code of the State of California for the purpose of considering the following matters:

2008-2014 General Plan Housing Element Update


Katherine E. Jefferies, CMC
City Clerk

October 3, 2007
Date

**CITY OF BIG BEAR LAKE
JOINT CITY COUNCIL
AND PLANNING COMMISSION
WORKSHOP MEETING AGENDA
OCTOBER 8, 2007**

Meeting Time: 1:30 p.m.

Meeting Place: 39707 Big Bear Blvd., Big Bear Lake (Hofert Hall)

OPEN SESSION

FLAG SALUTE

PUBLIC FORUM

Any member of the public is entitled to speak only on items listed on the agenda.

DISCUSSION/ACTION ITEM

1. 2008-2014 General Plan Housing Element Update

Receive a presentation by Mr. John Douglas of Conexus on the 2008-2014 General Plan Housing Element.

ADJOURNMENT

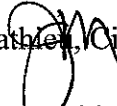



AGENDA REPORT

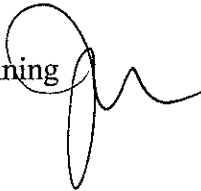
Item No. 1.

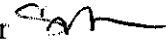
MEETING DATE: October 8, 2007

TO: Honorable Mayor and Member of the City Council
Honorable Vice Chair and Members of the Planning Commission

FROM: Jeff Mathley, City Manager 

REVIEWED BY: Kathleen Smith, Chief Operations Officer 

SUBMITTED BY: James J. Miller, Director of Building and Planning 

PREPARED BY: Sandra Molina, City Planner 

SUBJECT: **WORKSHOP ON THE 2008-2014 GENERAL PLAN HOUSING ELEMENT UPDATE**

BACKGROUND/DISCUSSION

The General Plan Housing Element was adopted in 2002. It is updated in regular intervals, and the upcoming cycle is the 2008-2014 planning cycle. Attached is a brief summary of the legislative requirements for the preparation of the Housing Element.

The City has contracted with Conexus, represented by Mr. John Douglas, to prepare our Housing Element. Mr. Douglas has considerable experience preparing Housing Elements, which obtain state certification.

RECOMMENDATION

Staff recommends that the City Council and Planning Commission receive Mr. Douglas's presentation and conduct the joint workshop.

COUNCIL ACTION:

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**Division of Housing Policy Development**

1800 Third Street Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643

**STATE HOUSING ELEMENT LAW**

State law requires each city and county to adopt a general plan containing at least seven elements including housing. Unlike the other mandatory general plan elements, the housing element, required to be updated every five years, is subject to detailed statutory requirements and mandatory review by a State agency (Department of Housing and Community Development). Housing elements have been mandatory portions of general plans since 1969. This reflects the statutory recognition that the availability of housing is a matter of statewide importance and that cooperation between government and the private sector is critical to attainment of the State's housing goals. The regulation of the housing supply through planning and zoning powers affects the State's ability to achieve its housing goal of "decent housing and a suitable living environment for every California family" and is critical to the State's long-term economic competitiveness.

Housing element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need. Housing element law is the State's primary market-based strategy to increase housing supply and choice. The law recognizes that in order for the private sector to adequately address housing needs and demand, local governments must adopt land-use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development.

The Department is required to allocate the region's share of the statewide housing need to Councils of Governments (COG) based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. The COG develops a Regional Housing Need Plan (RHNP) allocating the region's share of the statewide need to the cities and counties within the region. The RHNP should promote the following objectives to:

- (1) Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner;
- (2) Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and
- (3) Promote an improved intraregional relationship between jobs and housing.

Housing element law recognizes the most critical decisions regarding housing development occur at the local level within the context of the periodically updated general plan. The RHNP component of the general plan requires local governments to balance the need for growth, including the need for additional housing, against other competing local interests. The RHNP process of housing element law promotes the State's interest in encouraging open markets and providing opportunities for the private sector to address the State's housing demand, while leaving the ultimate decision about how and where to plan for growth at the regional and local levels. While land-use planning is fundamentally a local issue, the availability of housing is a matter of statewide importance. The RHNP process requires local governments to be accountable for ensuring that projected housing needs can be accommodated. The process maintains local control over where and what type of development should occur in local communities while providing the opportunity for the private sector to meet market demand.

In general, a housing element must at least include the following components:

 **A Housing Needs Assessment including:**

- Existing Needs - The number of households overpaying for housing, living in overcrowded conditions, or with special housing needs (e.g., the elderly, large families, homeless) the number of housing units that need rehabilitation, and assisted affordable units at-risk of converting to market-rate.
- Projected Needs - The city or county's share of the regional housing need as established in the RHNP prepared by the COG. The allocation establishes the number of new units needed, by income category, to accommodate expected population growth over the planning period of the housing element. The RHNP provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient appropriately designated land and opportunities for housing development to address population growth and job generation.

 **A Sites Inventory and Analysis:**

The element must include a detailed land inventory and analysis including a sites specific inventory listing properties, zoning and general plan designation, size and existing uses; a general analysis of environmental constraints and the availability of infrastructure, and evaluation of the suitability, availability and realistic development capacity of sites to accommodate the jurisdiction's share of the regional housing need by income level. If the analysis does not demonstrate adequate sites, appropriately zoned to meet the jurisdictions share of the regional housing need, by income level, the element must include a program to provide the needed sites including providing zoning that allows owner-occupied and rental multifamily uses "by-right" with minimum densities and development standards that allow at least 16 units per site for sites needed to address the housing need for lower-income households.

 **An Analysis of Constraints on Housing:**

- Governmental - Includes land-use controls, fees and exactions, on- and off-site improvement requirements, building codes and their enforcement, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities.

 **Housing Programs**

Programs are required to identify adequate sites to accommodate the locality's share of the regional housing need; assist in the development of housing for low- and moderate-income households; remove or mitigate governmental constraints; conserve and improve the existing affordable housing stock; promote equal housing opportunity; and preserve the at-risk units identified.

 **Quantified Objectives**

Estimates the maximum number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the element.