

Attachment G
Housing Advisory Committee Resolution

Pebble Beach Company
PLN100138

Board of Supervisors
June 19, 2012

Before the Housing Advisory Committee of the County of Monterey,
County of Monterey, State of California

Resolution

Recommend to the Planning Commission and to the Board of Supervisors that the Inclusionary Housing Ordinance Compliance for the Pebble Beach Project be in the form of on-site moderate income Inclusionary Housing Units located at the Corporation Yard site equal to 20% of the total units in the development, with a preference that they be rental housing units, and payment of an Inclusionary Housing In-Lieu Fee for any remaining fractional obligation.

The requested modification to the Inclusionary Housing Ordinance compliance for the Pebble Beach Company Project (PLN100138) came before the Housing Advisory Committee at duly noticed public meetings on March 14, April 11, and May 22, 2012. Having considered all the written and documentary evidence, the staff report, oral testimony, and other evidence presented, the Housing Advisory Committee makes the following recommendation with reference to the following facts:

RECITALS

1. On April 23, 2003, the County adopted Ordinance No. 04185 which revised the County's Inclusionary Housing Ordinance (Ordinance) codified in Section 18.40 of the Monterey County Code. Also in 2003, the County adopted an Inclusionary Housing Administrative Manual (Manual) to provide a description of the day-to-day procedures for the implementation of the Ordinance. The Manual has been amended from time-to-time to provide clarifications and revise certain provisions. The most recent amended Manual was approved by the County on July 12, 2011.
2. Section 18.40.050(B) (2) of the Ordinance provides for the Appropriate Authority to approve modifications to the requirements of the Ordinance based on unusual or unforeseen circumstances. In Section I. of the Manual, Options to Comply with Inclusionary Ordinance, 1. On-Site Option, there is provision for exceptions to the income level percentage requirements based on unusual and infrequent situations.
3. On April 22, 2011, the Pebble Beach Company project application (PLN100138) was deemed complete by the County. The application, among other things, consists of ninety (90) new residential custom lots which trigger an Inclusionary Housing obligation equal to 20% of the total number of new lots and residential units (both market rate and Inclusionary) to be developed in the project. Further, the 20% is to consist of 6% very low income, 6% low income, and 8% moderate income.

4. On February 24, 2012, the Pebble Beach Company submitted a letter requesting a modification to the on-site Inclusionary Housing requirement for their project and requested that they be allowed to pay an In-Lieu Fee for the entire obligation. On March 14, 2012, the HAC received a presentation from the applicant, discussed the applicant's request in detail, and considered a number of options for compliance. The HAC directed staff to come back with a draft resolution that incorporated a recommendation that the applicant be required to provide between 10 and 12 on-site Inclusionary Units all at a moderate income level and pay an In-Lieu Fee for the remaining obligation.
5. On April 11, 2012, the HAC conducted a public meeting at which the draft resolution provided by staff was considered. After discussion, the HAC voted to approve a recommendation that the applicant comply with the Inclusionary Ordinance by providing on-site Inclusionary Units at the Corporation Yard site, all at a moderate income level, equal to 20% of the total number of new lots/units being developed in the project. This was determined to be 22 Inclusionary Units and payment of an In-Lieu fee for the fractional 0.4 obligation. Further, the HAC indicated a preference that the Inclusionary Units be rental units. The HAC directed staff to provide a revised resolution based upon their action and agendize it for the next HAC meeting in May. The HAC made this recommendation based on the following Findings:
 - a. The Project residential component consists of large custom home lots that have been carefully sited to meet specific resource protection/enhancement objectives. In addition, the roads within the Project are privately owned and maintained through payment of a maintenance assessment on each unit. The proposed custom lots have been determined to not be appropriate for effective Inclusionary Housing Unit development due to the low densities and projected high property and road maintenance costs.
 - b. The Project site area lacks residential serving uses and public transportation, both of which are desirable when developing very low and low affordable housing.
 - c. The Corporation Yard site offers the opportunity to construct Inclusionary Units in a higher-density format. This location has been analyzed to include 18 Inclusionary units in the Final Project Environmental Impact Report as an Alternative.
 - d. The Pebble Beach Company employs a significant number of people within the Project area who could potentially qualify for Inclusionary Housing at a moderate income level and who would benefit from the opportunity to live within the Project area.
 - e. Housing for very low and low income as well as special needs households is an identified need in the Monterey Peninsula Planning Area. However, constructing new off-site Inclusionary Housing (either in the cities or in the unincorporated areas) would most likely be extremely challenging due to water and traffic issues, as well as community acceptance.
 - f. The Project design and process has been under preparation for some time based on a number of competing objectives, including the protection and enhancement of the valuable natural resources within the Project area which

constrain locating Inclusionary Housing at alternative locations closer to services.

The project will be conditioned to execute an Inclusionary Housing Agreement prior to the recordation of the first final map that will set forth the details of the compliance including, but not limited to, the type, location, and size of the Inclusionary Units, the timing of providing the units, and the payment of the In-Lieu Fee.

6. On May 22, 2012, the HAC conducted a public meeting at which the draft resolution provided by staff was considered.

DECISION

NOW, THEREFORE, the Housing Advisory Committee of the County of Monterey, State of California, hereby recommends to the Planning Commission and the Board of Supervisors that the Project be required to comply with the Inclusionary Housing Ordinance as follows:

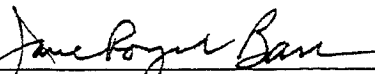
Provide on-site moderate income Inclusionary Housing Units located at the Corporation Yard site equal to 20% of the total units in the development, with a preference that they be rental housing units, and payment of an Inclusionary Housing In-Lieu Fee for any remaining fractional obligation.

Upon a motion of Committee Member Robbins,

Seconded by Committee Member Boardman,

And carried by the following vote:

AYES: 6
NOES: 0
ABSENT: 0

Attest 
Jane Royer Barr, Housing Program Manager
May 22, 2012

