



## DEPARTMENT OF PLANNING AND BUILDING

**TO:** BOARD OF SUPERVISORS

**FROM:** STEPHANIE FUHS, CURRENT PLANNING

**VIA:** ELLEN CARROLL, PLANNING MANAGER/ENVIRONMENTAL COORDINATOR

**DATE:** SEPTEMBER 16, 2014

**SUBJECT:** SUBMITTAL OF A RESOLUTION APPROVING AN AGREEMENT TO PROVIDE A HOUSING UNIT FOR PERSONS AND FAMILIES OF LOW OR MODERATE INCOME/RENT LIMITATION AGREEMENT WITH TOP OF THE HILL GANG, LLC A CALIFORNIA LIMITED LIABILITY COMPANY AND MICHAEL K. HODGE. DISTRICT 3.

### **RECOMMENDATION**

It is recommended that the Board adopt and instruct the Chairperson to sign the resolution approving the agreement to provide a housing unit for persons and families of low or moderate income/rent limitation agreement with Top of the Hill Gang, LLC, a California Limited Liability Company, and Michael K. Hodge.

### **DISCUSSION**

Attached is an agreement to provide a housing unit for persons and families of low or moderate income/rent limitation agreement which was required as a condition of approval for Tract 3021. The agreement was required in order to provide affordable housing in the coastal area of the County pursuant to standards contained in Title 23, the Coastal Zone Ordinance.

The project is a Vesting Tentative Tract Map/Development Plan/Coastal Development Permit to subdivide an existing 13,844 square foot site into seven parcels ranging from 436 761 square feet to approximately 3,927 square feet each for the development of seven individual residential units which will range in size from 436 square feet up to approximately 2,500 square feet of living area. The project will result in the disturbance of the entire 13,844 square foot parcel. The proposed project is within the Residential Multi-Family land use category and is located at 298 San Luis Street, at the corner of Second Street and San Luis Street in the community of Avila Beach. The site is in the San Luis Bay (coastal) planning area. The project was approved by the Planning Commission on November 10, 2011.

The attached proposed agreement is found to be consistent with the County=s general plan.

**OTHER AGENCY INVOLVEMENT/IMPACT**

County Counsel prepared the agreement and approved the resolution and document as to form and legal effect.

**FINANCIAL CONSIDERATIONS**

None.

**RESULTS**

Approving and accepting the agreement to provide a housing unit for persons and families of low or moderate income/rent limitation agreement will provide an affordable housing unit within the coastal area of the County. This is consistent with the County goal of providing a livable and prosperous community.

**ATTACHMENTS**

Resolution