

County Limit On Buildings Begins Jan. 15

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Growth

Regardless of whether county supervisors reach final agreement on the processes of growth management by Jan. 15, the countdown of issuing 930 new building permits for 1979 will begin on that date.

Implementation of the building permit quota system will not begin until early spring, according to county planners, but the early months' issuance will be counted against the year's total.

It could mean that the quota system during the spring and summer could be more restrictive than the 90 per month now estimated.

Of the 930 which will be allowed under the county's 2.2 overall average percent growth rate, 140 units must be affordable by low and average income families. The top range of that housing would be about \$44,000 per housing unit.

Supervisors still must agree on the quota system (conceptual approval has been given), and decide methods to provide the 15 percent low cost housing factor. Tuesday, the board held over decisions on establishing an urban services line.

That line will determine which areas will come under the urban growth rate of 2.5 percent and the rural rate of 1.9 percent. The combination of the rates comes out to the 2.2 overall growth rate set by the county.

Supervisors' Chairman Dan Forbus told his colleagues Tuesday that he still had questions of the policies which will govern rural growth, and that he and planners are working out "a matrix" by which permits may be evaluated in the rural area.

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Concerning the establishment of the rural and urban areas, Supervisor Pat Liberty asked that the small San Lorenzo Valley towns in her district be given a "suburban" designation. That designation will maintain the 1.9 percent average "but encourage directing the growth go into the village centers," Liberty said.

On the other hand, the suburban designation was dropped for the Day Valley area.

Forbus said he will try to have the board reach decisions on Jan. 9, but at least by Jan. 16, to implement Measure J.

However, planners state that until the EIR is done, their department will not be able to hold the quota system on a month-by-month basis.

Supervisor Gary Patton noted the number of variances and land divisions "in process" could fill the first two years' quota of the growth management plan.

It was estimated that there are up to 2,500 housing units "in process," but not all are expected to receive approval.