

THURSDAY, OCTOBER 11, 2012

The following action minutes are listed as they were acted upon by the Planning Commission and as listed on the agenda for the Regular Meeting of October 11, 2012 together with the maps and staff reports attached thereto and incorporated therein by reference.

HEARINGS ARE ADVERTISED FOR 9:00 A.M. HEARINGS GENERALLY PROCEED IN THE ORDER LISTED, UNLESS CHANGED BY THE PLANNING COMMISSION AT THE MEETING.

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ROLL CALL (9:01 AM)

PRESENT: Commissioner(s) Carlyn Christianson, Tim Murphy, Ken Topping, and Dan O'Grady.

ABSENT: Commissioner(s) Jim Irving.

3. Hearing regarding a request by the COUNTY OF SAN LUIS OBISPO that the Planning Commission consider, and recommend that the Board of Supervisors adopt, amendments to the County's inclusionary housing ordinance, specifically Land Use Ordinance Section 22.12.080 and Coastal Zone Land Use Ordinance Section 23.04.096. A Final Environmental Impact Report (FEIR) was prepared (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) for this project and certified at the December 9, 2008 Board of Supervisors hearing. The FEIR addressed potential impacts on all areas of the unincorporated County. Mitigation measures were proposed to address these impacts and were included as conditions of approval. Overriding considerations were determined necessary based on significant and unavoidable impacts associated with biological resources and water resources. The proposed ordinance amendments will not result in any significant changes to the existing ordinance and therefore the Environmental Coordinator finds that the previously certified FEIR is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previously certified FEIR, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previously certified FEIR, and no new information of substantial importance has been identified which was not known at the time that the previous FEIR was certified. County File No: LRP2006-00003 Supervisorial District: All Ted Bench, Project Manager Recommend: Approval to the Board of Supervisors (10:08 AM)

Ted Bench, Project Manager: presents staff report via a Power Point presentation.

Commissioners: begin their deliberations.

Whitney McDonald: suggests adding a clause to Pg. 3-10 i. at the end of the sentence to read "....so long as the project complies with Section....."

Carlyn Christianson: reiterates rental housing of any kind is exempt and condo conversions are exempt.

Dana Lilley, staff: discusses Section i. in terms of this establishing exemptions for condominium conversions may not be needed. Directs commissioners to the applicability section and points out

Attachment A-2

reasoning for language or delete Section i. with County Counsel stating this would then be less explicit.

Dan O'Grady: suggests moving to Public Comment while staff works on language.

Jerry Bunin: speaks.

Commissioners: continue on with their deliberations.

Ken Topping: requests a cross reference footnote on Pg. 3-11, C. 1. to reference section numbers with

Mr. Bench concurring.

Dan O'Grady: would like the Board of Supervisors (BOS) to consider the relevance of non profit organizations in terms of exemptions for such which may be appropriate for these types of organizations. This is a personal opinion and may not be shared with other Commissioners. Continues on with Pg. 3-14, 2. comments on fees and deferrals.

Ted Bench, Project Manager: reads into record language for fee deferrals.

Dan O'Grady: questions the word "buyer" on Pg. 3-19, I. 2. and would like reasoning for this word with

Mr. Lilley responding.

Jerry Bunin: feels the scenario described would qualify a buyer and provides reasoning.

Commissioners: begin deliberating Pg. 3-10, i., regarding condominium conversions.

Dana Lilly: reads into the record language for i. for Titles 22 & 23.

Ted Bench, Project Manager: continues with Pg. 3-14, 2. no change. Same page, item 3. c. -provides reasoning for language with no changes and Commissioners concurring.

Thereafter, on motion of Carlyn Christianson, seconded by Ken Topping, and on the following vote:

AYES: Commissioner(s) Carlyn Christianson, Ken Topping, Tim Murphy, Dan O'Grady.

NOES: None.

ABSENT: Commissioner(s) Jim Irving.

the Commission adopts the resolutions recommending that the Board of Supervisors approve the Environmental Impact Report Addendum in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and approves the amendments to the Land Use Ordinance, the Coastal Zone Land Use Ordinance and the Framework for Planning as shown in Exhibits LRP2006-00003:A, B, C and D, based on the recommended findings as amended and the statement of over-riding considerations, changing Pg. 3-10 i. to include project compliance with Title Section, Pg. 3-11 to cross reference the section into a footnote at the bottom of the table; and changing the Findings, and making corresponding changes to Title 23 Pg. 3-37, and 3-38.

Respectfully submitted,
Ramona Hedges, Secretary
SLO County Planning Commission