

**THURSDAY, MAY 29, 2014**

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 May 29, 2014 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

PRESENT: Commissioner(s) Ken Topping, Don Campbell, Eric Meyer, and Jim Irving.

ABSENT: Commissioner(s) Tim Murphy.

1. Continued hearing to consider a request by the COUNTY OF SAN LUIS OBISPO for a General Plan Amendment to update the Housing Element of the County General Plan per State law. An Addendum to the previously adopted Negative Declaration has been prepared. The Environmental Coordinator finds that the Addendum along with the previously adopted Negative Declaration 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 previous Negative Declaration, no substantial changes will occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted. CONTINUED FROM MAY 22, 2014. County File Number: LRP2012-00010 Assessor Parcel Number: N/A Supervisorial District: N/A Date Accepted: N/A Terry Wahler, Project Manager Recommend Board of Supervisors approval

Dana Lilley, staff: provides a review of the handout given to the Commissioners regarding the Community Development budget.

Ken Topping: explains the format of the meeting today.

Terry Wahler, Project Manager: provides an overview and background on changes requested by the Commission on 5/22/14.

Commissioners: ask questions of staff.

Ken Topping: opens Public Comment.

Mike Brown, Bill Pelfry, and Anne Wyatt: speak.

Jim Irving: asks Ms. Wyatt to further expand on her testimony regarding the suggested program language she requested under Program H E 1.J Facilitate affordable housing through advocacy, education, and support regarding "landlord incentives" with Ms. Wyatt explaining.

Dana Lilley, staff: addresses Public Comment.

Commissioners: begin deliberating, first focusing on work force housing and affordability.

Commissioners: discuss Ms. Wyatt's suggested language to be included in the Element.

Whitney McDonald, County Counsel: suggests closing Public Comment with Chairman Topping closing the Public Comment period.

Ken Topping: asks if there are additional issues which should be addressed before review of the changes with Commissioners agreeing.

Jim Irving: referring to Pg. 5-28 of the clean version, Table 5.15, suggests factoring in interchange fees from Cal Trans. Would like the percentages under the financing category explained with Mr. Lilley responding.

Jay Johnson, staff: provides reasoning for the figures under "Financing" as part of the cost of the house. Jim Irving: would like to see a table included to show the cost of development and barriers to development which may be impeding construction.

Jay Johnson, staff: states the Planning & Building Department and Public Facility fees can be provided in a table, however, the costs for construction by developers is more difficult to obtain given the lack of information the county has on this.

Anne Wyatt: discusses use ratios based on underutilized units and vacant unit percentages in terms of numbers and for inclusion of Shared Housing and Land Lord incentives in a Housing Element program.

Ken Topping: asks for any other comments from Commissioners regarding the changes made with no Commissioners coming forward. Thanks Public Comment input from speakers for their suggestions.

Ken Topping: would like to see what staff has worked up during the break with Mr. Lilley reading language into the record for Pg. 4-18.

Commissioners and staff: address the site which Mr. Pelfry feels is of concern. Jay Johnson, staff: has confirmed with Planning staff this area is not in a Flood Zone. States this can be addressed by reducing the number of lots should this lot be proven otherwise.

Commissioners: deliberate whether the lot, APN 040-289-049, (shown on the overhead projector) is the Peoples Self Help Housing development approved at a recent Planning Commission hearing.

Dana Lilley, staff: reports this lot can be removed from Table 3.5 Vacant Parcels for Potential Very Low and Low Income Households.

Commissioners: are in agreement with Mr. Lilley's suggestion to strike this lot from the table.

Eric Meyer: would like further information on how Cal Poly housing is incorporated with Mr. Lilley responding.

Jim Irving: referring to Pg. 4-9 of the May 22, 2014 staff report in regards to what an "obsolete" parcel definition is with Mr. Lilley responding. Asks why all the categories are listed as "insignificant" on the Negative Declaration with Ms. Carroll responding.

Eric Meyer: explains his positive vote in this hearing as opposed to his no vote at the last hearing.

Ken Topping: asks Commissioners if they would like any other messages relayed to the Board of Supervisors with Mr. Meyer responding.

Eric Meyer: would like to convey to the Board of Supervisors the Commission's desire for initiation of a pro-active discussion between city chambers, employers, stakeholders and the county about the lack of affordable housing. Expresses appreciation for staff's effort to make the requested suggestions from the May 22, 2014 meeting.

**Thereafter, on motion of Don Campbell, seconded by Jim Irving, and on the following vote:**

**AYES: Commissioner(s) Don Campbell, Jim Irving, Ken Topping, Eric Meyer.**

**NOES: None.**

**ABSENT: Commissioner(s) Tim Murphy.**

**The Commission adopts the resolution to recommend that the Board of Supervisors consider and adopt the addendum to the previously adopted Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act (Public Resources Code 21000 et seq.); and adopt the 2014-2019 Public Hearing Draft Housing Element of the County General Plan. In addition to adopting the amended Housing Element, the Planning Commission recommends that the Board of Supervisors initiate a high level discussion of a potential future vision for the County with regard to the amount of jobs and housing desired county-wide and specifically how best to provide housing for the growing workforce.**

ADJOURNMENT: 3:50 PM.

Respectfully submitted,  
Ramona Hedges, Secretary,  
SLO County Planning Commission