

THURSDAY, MAY 22, 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 22, 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.

ROLL CALL

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

ABSENT:

4. [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. 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](#)

Terry Wahler, staff: presents staff report via a Power Point presentation.

Tim Murphy: opens Public Comment with no one coming forward.

Commissioners: begin deliberating amendments.

Jim Irving: would like the loss of housing emphasized in the document going forward to the Board of Supervisors.

Commissioners; begin their review of the Housing Element Public Review Draft, starting with Chapter 2.

Commissioners: move on to review Chapter 3.

Commissioners: move on to Chapter 4. Comments regarding the inclusion of the Cal Poly campus dorm rooms and apartments.

Jay Johnson, staff: explains housing designations in terms of Cal Poly dormitories and the California Mens Colony.

Dana Lilley, staff: explains how the homeless population is counted within cities and unincorporated areas.

Tim Murphy: re-opens Public Comment. Laurel Stewart: speaks.

Dana Lilley, staff: addresses North Coast Advisory Council (NCAC) letter with language to insert into document.

Commissioners: deliberate the consistency between Pg's 3-18 and 5-32.

Commissioners and staff: discuss San Simeon in terms of being a census designated area. Jay Johnson, staff: clarifies.

Eric Meyer: referring to Pg. 5-16 discusses "Extremely Low Income Housing Needs" and provides language suggestion. Comments on Pg. 5-18 tables regarding disparities between figures from the years 2000 through 2010.

Jay Johnson, staff: referring to Pg. 5-18 Table 5.11 and speculates the figures used may be from 1990 and not 2000. States he will check on this.

Jim Irving: asks if FHA 203 loans are being tracked. Feels this tracking could influence figures.

Jim Irving: discusses Pg. 6-66 Policy HE1.3. Feels this is inconsistent with the cost of building a home and provides reasoning. Would like to see incentives built in for developers.

Ken Topping: suggests adding an executive summary and/or a preamble in terms of capturing unmet housing needs and the concerns of the Commissioners today.

Eric Meyer: suggests this should be in the introduction of Chapter 1.

Tim Murphy: would like to see population and poverty ratios broken down by cities vs. counties.

Jay Johnson, staff: addresses Mr. Murphy's suggestions regarding poverty ratios.

Ellen Carroll, staff: comments that these figures for ratios will be worked on.

Eric Meyer: asks if it will be possible to receive an updated draft which goes to the BOS so that he can see these numbers. Further explains why he will be voting against this amendment today.

Commissioners: make their final comments before their voting.

Commissioners: express their displeasure at not having a red line version of the document to go by. Would like their suggestions incorporated into the draft version going to the BOS, and they would like to see this version before it goes to the BOS, preferable next week.

Eric Meyer: suggests a continuation to another date so the Commissioners can view the red line version and all see the changes requested today.

Ellen Carroll, staff: provides hearing dates and reports the meeting on May 29th can be started at 1:30.

Commissioners: deliberate continuance dates and agree to May 29th.

Tim Murphy: states he will try to make it but it will be very difficult.

Thereafter, on motion of Ken Topping, seconded by Eric Meyer, and on the following vote:

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

NOES: None.

ABSENT: None.

The Commission continues this item to May 29, 2014.

Respectfully submitted

Ramona Hedges, Secretary

SLO County Planning Commission