



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

April 19, 2016

Mike Peachy  
MW Architects, Inc.  
225 Prado Road, Ste. G  
San Luis Obispo, CA 93401

Subject: Fee Waiver Request for Construction Permits PMT2015-02033 and 2015-02152

Dear Mr. Peachy,

The Planning Department has reviewed your request for a fee waiver for plan check fees for the above mentioned permits.

The Planning Director is delegated the authority to grant fee waiver requests for land use and construction permits on development projects that are proposed by volunteer, community and nonprofit organizations for the benefit of an entire community.

While the affordable by design concept is appreciated and provides rental housing within the urban area of Nipomo, the Department's policy regarding fee waivers applies to projects that are built with federal or state funds ensuring affordability or with a recorded affordable housing agreement that establishes rent limits for a term of thirty years.

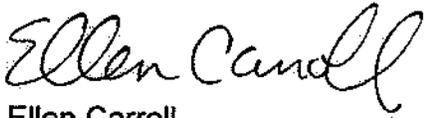
Since this project is not a federally or state funded affordable housing project and does not have an agreement limiting rents to persons of low income, the department cannot support the requested fee waiver because there is no assurance that the units will remain affordable over time.

If you are interested in pursuing an agreement to ensure long term affordability, please contact Ted Bench, our Housing planner at (805)781-5701.

This Planning Director determination may be appealed within 10 days. The appeal fee is \$850 and the matter will be heard by the Board of Supervisors.

If you have any questions or comments on this matter please contact Karen Nall (805) 781-5606 or me at (805) 781-5028.

Sincerely,

A handwritten signature in cursive script that reads "Ellen Carroll". The signature is written in black ink and is positioned above the printed name.

Ellen Carroll  
Division Manager, Current and Environmental Planning