

Attachment 5 - Planning Commission Minutes

Thursday, July 14, 2016

The following minutes have yet to be approved by the Planning Commission, and are draft only!

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 9:00 AM, 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: Jim Irving; Kenneth Topping; Eric Meyer; James Harrison; and Don Campbell

ABSENT: None

5. The continuance request by the COUNTY OF SAN LUIS OBISPO to amend Title 21 and 22 of the County Code, to incorporate a Workforce Housing Ordinance Package and to create new Workforce Housing Design Guidelines. The requested modifications include: 1) an amendment of Title 22 to add new section 22.30.477 – Residential – Workforce Housing Subdivision, 2) an amendment of Title 22 to section 22.30.490 – Residential Uses in Office or Commercial Retail Land Use Category, 3) an amendment of Title 22 to section 22.10.130 – Residential Density, 4) an amendment of Title 22 to section 22.06.030 – Table 2-2, 5) an amendment of Title 22 to add new subsection G.7 to section 22.12.080 – Inclusionary Housing, 6) an amendment of Title 22 to subsection H of section 22.12.080 – Inclusionary Housing – Table 2-2, 7) an amendment of Title 22 to add new subsection E to section 22.12.020 – Applicability, 8) an amendment to Title 22 to Chapter 22.80 – Definitions, and 9) an amendment of Title 21 to section 21.03.020 – Adjustments. The project is proposed within the inland portion of the County (El-Pomar Estrella, Las Pilitas, Nacimiento, and Salinas Sub-Areas of the North County Planning Area, the San Luis Bay Inland Sub Area North and San Luis Obispo Sub Area North of the San Luis Obispo Planning Area, and the San Luis Bay Inland Sub Area South, San Luis Obispo Sub Area South, and South County Sub Area of the South County Inland Planning Area).

County File Number: LRP2014-00018

Assessor Parcel Number: N/A

Supervisorial Districts: 1 and 3

Date Accepted: N/A

Project Manager: Brian Pedrotti

Recommendation: Approval

Don Campbell: asks for ex-parte contacts with none being reported.

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Brian Pedrotti, Project Manager: presents staff report via a Power Point presentation.

Commissioners: begin asking questions of staff.

Jim Irving: asks if the California Environmental Quality Act (CEQA) can be bypassed when Workforce Housing is being built.

Tim McNulty, County Counsel: states CEQA cannot be bypassed.

Don Campbell: opens Public Comment.

Gary Kirkland, Jeff Eckles (SLO Home Builders Assoc. President). Kayla Anderson (EVC Economic Vitality Corporation), Steve Delmartini, Leonard Grant, Graham Updegrave: speak.

Tim McNulty, County Counsel: explains the commission has complete discretion on whether or not to take public comment at other hearings regarding this topic.

Brian Pedrotti, Project Manager: addresses issues brought forth at Public Comment.

Commissioners: provide direction to staff for the next hearing i.e., personal equity share program information, analysis of larger areas due to restrictions in zoning; inclusionary housing unit reduction, proportional fees based on sizes of homes analyzed, transitional language for tenant occupancy at the end of the period; cap on lots in each community; sunset date establishment of 2021; analysis of the lack of restrictions on subsequent sales; what happens when time expires in terms of residential use of commercial building; front door to the street requirement analyzed to allow designers other options; setback allowances based on design; outdoor space setbacks analysis; outreach to advisory councils; analysis of outdoor area being rectangular and language definition of such; allowances of extension of balconies in commercial zones over sidewalks; Jim Irving: would like to know if fees will be analyzed. Matt Janssen, staff: suggests an addendum to this ordinance to accompany this recommendation to the BOS regarding fee changes

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Thereafter **Motion by:** Jim Irving, **Second by:** Ken Topping and on the following vote:

COMMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

The commission continues this item to July 28, 2016.

Respectfully submitted,

Ramona Hedges, Secretary

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Thursday, July 28, 2016

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 9:00 AM, 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: Jim Irving; Kenneth Topping; Eric Meyer; James Harrison; and Don Campbell

ABSENT: None

6. The continuance request by the COUNTY OF SAN LUIS OBISPO to amend Title 21 and 22 of the County Code, to incorporate a Workforce Housing Ordinance Package and to create new Workforce Housing Design Guidelines. The requested modifications include: 1) an amendment of Title 22 to add new section 22.30.477 – Residential – Workforce Housing Subdivision, 2) an amendment of Title 22 to section 22.30.490 – Residential Uses in Office or Commercial Retail Land Use Category, 3) an amendment of Title 22 to section 22.10.130 – Residential Density, 4) an amendment of Title 22 to section 22.06.030 – Table 2-2, 5) an amendment of Title 22 to add new subsection G.7 to section 22.12.080 – Inclusionary Housing, 6) an amendment of Title 22 to subsection H of section 22.12.080 – Inclusionary Housing – Table 2-2, 7) an amendment of Title 22 to add new subsection E to section 22.12.020 – Applicability, 8) an amendment to Title 22 to Chapter 22.80 – Definitions, and 9) an amendment of Title 21 to section 21.03.020 – Adjustments. The project is proposed within the inland portion of the County (El-Pomar Estrella, Las Pilitas, Nacimiento, and Salinas Sub-Areas of the North County Planning Area, the San Luis Bay Inland Sub Area North and San Luis Obispo Sub Area North of the San Luis Obispo Planning Area, and the San Luis Bay Inland Sub Area South, San Luis Obispo Sub Area South, and South County Sub Area of the South County Inland Planning Area).

County File Number: LRP2014-00018

Assessor Parcel Number: N/A

Supervisory Districts: 1 and 3

Date Accepted: N/A

Project Manager: Brian Pedrotti

Recommendation: Approval

Brian Pedrotti, Project Manager: presents staff report via a Power Point presentation.

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Jim Irving: discusses elimination of the Inclusionary Housing Ordinance should this ordinance be recommended for adoption. Comments on dis-incentives for developers with this proposed ordinance.

Ben Dore, County Counsel: explains the purpose of the State Density Bonus law/program in terms of the Commission's thought of eliminating the Inclusionary Housing Ordinance. Explains incentives.

Commissioners: concerned with dis-incentives of this proposed ordinance.

Don Campbell: opens Public Comment

Steve DelMartini: speaks.

Commissioners: discuss equity sharing incorporation and request clarification on this process with Mr. Pedrotti responding. Discuss writing a provision into the ordinance regarding incentivizing 50 units spread throughout the county.

Steve DelMartini: discusses the Moylan Terrace project in terms of percentages to be achieved for affordable housing.

Brian Pedrotti, Project Manager: explains the Moylan Terrace project is used because it has a Equity Sharing provision built into it. Explains the difference between mixed used and Workforce housing provisions.

Ken Topping: confirms the Shared Equity program is not added into the ordinance with Commissioners discussing restrictions against "Flipping" properties. Adds his concern for rental aspects i.e. "Air B&B" and such and suggests restrictions for such in the form of a disclosure statement.

Jim Irving: asks Mr. Delmartini about impacts for lending/financing for equity shared deed restriction.

Steve Delmartini: discusses Serro Meadows mitigations for consideration.

Matt Janssen, staff: introduces Tony Navarro from Planning & Building to discuss housing.

Tony Navarro, staff: in terms of the Moyland Project, discuss allocation and rewards of funding used such as in lieu fees from City of San Luis Obispo and fee waivers used as a financing plan which allows this type of development. Provides price ranges of units and sizes of units; subsidies for homeowners.

Eric Meyer: would like to know if there is another term for equity sharing, with Mr. Navarro responding he can research alternatives.

Jim Irving: asks Mr. Navarro what his role is within the department is with Mr. Navarro responding

Matt Janssen, staff: states the Housing unit of the Planning & Building Department's primary role is channeling money, and explains reasoning. Comments he feels the Commissioners are looking into an addendum to the ordinance regarding changing the fee schedule with the Commissioners in agreement for including this into the recommendation.

Rob Fitzroy, staff: discusses concepts for the Commissioners consideration in terms of limiting terms of equity.

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Steve Delmartini: adds owner occupancy rather than equity share should be considered in second and third sales of units.

Jeff Eckles, SLO Home Builders Assoc.: makes further suggestions for commissioners to consider when deliberating this ordinance. Suggests Owner-Occupancy being a superior option; discusses developer fees in terms of consequences of funding inclusionary and market rate. Comments on the fee schedule addendum suggestion and points out fees that cannot be scaled and encourages the commission to scale as many fees as possible to encourage developers to build smaller units. And, in terms of providing incentives to caution placing developers and staff against each other and provides reasoning. Feels Inclusionary fees are equitable and provides reasoning.

Eric Meyer: asks Mr. Eckles opinion on if this was made "Owner Occupied" length of term what affect does this have with Mr. Eckles stating the length is best when it is longer rather than shorter.

Commissioners: begin directing staff on what should be brought forth at the next meeting i.e.: length of term options for Owner/Occupancy preferred over the equity sharing , reduction of fees for Inclusionary Housing, where these changes would be located in the ordinance;

Rob Fitzroy, staff: comments on Inclusionary Housing fees, important to note if wfh comes forward sites fees for inclusionary housing.

Commissioners: would like to see two fee schedules one for an existing lot, and a tract noted on a spreadsheet.

Brian Pedrotti, Project Manager: directs Commissioners to Pg. 7 of 31 to indicate where the owner occupancy provision will go. And reduction fees of Inclusionary Housing fees on Pg. 14 of 31 small letter b.

Commissioners and staff: begin crafting language for both issues.

Ben Dore, County Counsel: suggests the commissioners look for evidence in the record that supports undermining Inclusionary Housing fees before changing language.

Eric Meyer, suggests Workforce housing inclusionary requirements be reduced to 25% and secondary to 0/Zero. Why hasn't the density bonus been increased with Mr. Pedrotti responding.

Commissioners: would like to see a Graphic of communities with density bonuses. Discuss CEQA analysis

Michael Conger, staff: states the Affordable housing ordinance did include analysis of density bonuses, however.

Commissioners: continue with direction to staff on reduction of fees. Discuss Pg. 18 of 31, 4. C. in terms of elimination of "Interim" residential use with staff suggesting language. Begin discussion on "Design Guidelines Considerations". Table 22 on Pg. 22 of 31 in terms of reduction of RSF and RF to expand options in terms of sewer location. Discuss setbacks.

The Commission thanks Ms. Whitney McDonald from County Counsel for her services on the Planning Commission.

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Whitney McDonald, County Counsel: thanks the Commission for their recognition.

Commissioners: continue running through the Design Guidelines.

Brian Pedrotti, Project Manager: would like direction from the Commission on the number of units available for pilot program, with Commissioners being in favor of maximum of 50.

Commissioners: discuss guidelines for front doors in terms of parking locations.

Jim Irving: asks if this draft ordinance will be re-circulated in terms of notification to community action groups with Mr. Pedrotti stating there will be a courtesy email when the draft ordinance is posted.

Commissioners: discuss parking in terms of the number of units.

Brian Pedrotti, Project Manager: overviews suggestions for changes to the draft ordinance to be brought back at the next hearing for this item.

Thereafter **Motion by:** Ken Topping, **Second by:** Eric Meyer and on the following vote:

COMMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

The commission continues this item to September 8, 2016.

Respectfully submitted,

Ramona Hedges, Secretary

SLO County Planning Commission

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Thursday, September 8, 2016

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 9:00 AM, 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: Kenneth Topping; Eric Meyer; James Harrison; and Don Campbell

ABSENT: Jim Irving

7. The continuance request by the COUNTY OF SAN LUIS OBISPO to amend Title 21 and 22 of the County Code, to incorporate a Workforce Housing Ordinance Package and to create new Workforce Housing Design Guidelines. The requested modifications include: 1) an amendment of Title 22 to add new section 22.30.477 – Residential – Workforce Housing Subdivision, 2) an amendment of Title 22 to section 22.30.490 – Residential Uses in Office or Commercial Retail Land Use Category, 3) an amendment of Title 22 to section 22.10.130 – Residential Density, 4) an amendment of Title 22 to section 22.06.030 – Table 2-2, 5) an amendment of Title 22 to add new subsection G.7 to section 22.12.080 – Inclusionary Housing, 6) an amendment of Title 22 to subsection H of section 22.12.080 – Inclusionary Housing – Table 2-2, 7) an amendment of Title 22 to add new subsection E to section 22.12.020 – Applicability, 8) an amendment to Title 22 to Chapter 22.80 – Definitions, and 9) an amendment of Title 21 to section 21.03.020 – Adjustments. The project is proposed within the inland portion of the County (El-Pomar Estrella, Las Pilitas, Nacimiento, and Salinas Sub-Areas of the North County Planning Area, the San Luis Bay Inland Sub Area North and San Luis Obispo Sub Area North of the San Luis Obispo Planning Area, and the San Luis Bay Inland Sub Area South, San Luis Obispo Sub Area South, and South County Sub Area of the South County Inland Planning Area).

County File Number: LRP2014-00018

Assessor Parcel Number: N/A

Supervisory Districts: 1 and 3

Date Accepted: N/A

Project Manager: Brian Pedrotti

Recommendation: Approval

Commissioners: disclose their ex-parte contacts.

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Brian Pedrotti, Project Manager: presents staff report via a Power Point presentation and summarizes July 14, 2016 and July 28, 2016 direction by the commission of areas where changes were requested.

Commissioners: asks questions of staff regarding updates.

Don Campbell: opens Public Comment.

Kayla Anderson, Steve Delmartini, and Mike Brown (COLAB): speaks.

Rob Fizroy, staff: provides context information on inclusionary housing requirements and in lieu fees.

Eric Meyer: suggests new letter heading to indicate occupancy of owner as primary residence on Pg. 2 of 14. Referring to Pg. 3 of 14. Pg. 4 of 14 regarding balconies subsection 1 re setbacks and reduction to 5 feet. Asks what 2270.030. Pg. 7 of 14 in pushing for the zero housing in this case and would like language putting inclusionary housing on top of WFH. Feels on Pg. 7 of 14 8. b. should be zero. Ben Dore, County Counsel: explains the intent of the density bonus law in regards to Section 6.5.917 provision regarding incentivizing low, lower, and moderate income housing. Eric Meyer: feels this county has a duty to protect the housing stock in regards to being limited by the law in making any reductions and feels this change should be made even though the BOS may change this. Ken Topping: would like to see the definition of WFH with Mr. Pedrotti explaining there are multiple definitions of such and explains the purpose of WFH in context to this ordinance housing intended be available to those who are in the 120-160% percent of the median category.

Matt Janssen, staff: speaks to counsel's advice of law and the commission's discretion. Suggests a memo be written to the board authored by Comm. Meyer should all the other commissioners be agreeable to this.

Rob Fitzroy, staff: displays current definition of WFH in Title 22.

Eric Meyer: could findings be made to support the conclusion of zero percent.

Ken Topping: suggests agreement with the EVC rather than challenge State law especially in the interest of time. Don Campbell: is agreeable to increase the percentage reduction. Has no

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problem with an additional letter to the BOS, but challenging the state law would cause further delays.

Eric Meyer: referring to Pg. 8 of 14 change to no more than "200" cumulative lots. And speaks to retroactive applications coming forward would also like this included.

Matt Janssen, staff: speaks to the possibility of retroactive applications that don't have vesting maps but looks to counsel for maps that have already been vested.

Eric Meyer: referring to Pg. 11 of 14, 3. suggests to move "only" in front of the word "allow" and explains why. Moving on to the Design Guidelines, refers to Pg. 3 of 34 last sentence of paragraph points out sentence with no spaces. Referring to Pg. 9 of 34 to ensure lot dimensions are clear.

Ken Topping: referring to Pg. 9 of 34 minimum lot size in re to pg 3 of 14 where minimum lot size is inconsistent with Pg. 9 of 34 min lot size with Mr. Pedrotti reporting this will need to be revised. Would like to know if the guidelines represent what is exactly written in the ordinance with Mr. Pedrotti responding.

Commissioners: agree the design guidelines compliance list should be modified to show the 15'

Eric Meyer: referring to Pg. 10 of 34, second box of "Setbacks" would like this to be reiterated in the ordinance. On the 3rd box discusses the change from 10' to 5' which needs to be clarified as per the ordinance. Referring to Pg. 14 of 34 guideline 2-9 suggests "with street parking". Pg. 23 of 34 Guideline 3-3 and indicates photo on Pg. 22 of 34 in terms of reasoning for entryways at grade and would like clarification on guideline 3-3 with Mr. Pedrotti responding this was due to ADA requirements. Feels guidelines 3-3 and 3-5 should be deleted. Referring to Pg. 34 of 34 lower photo, suggests this photo should be thought about because the upper windows are larger than normal and provides reasoning. Pg. 25 of 34, guideline 3-13 would like porches added. Guideline 3-16, suggests last line should read "said color/material articulation should follow building mass in a harmonious manner". Pg 28 of 34 suggests moving guideline 3-34 underneath guideline 3-33.

Don Campbell: straw vote of commission on a continuation of this to allow staff to make edits, additions and deletions: JH y KT y em y

Ken Topping: discusses the possibility of a disclaimer that innovation in housing styles are welcomed and the guidelines are is not intended to be hard & fast as to what will come into the

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counter with Mr. Fitzroy stating a preamble in the beginning of the design guideline to indicate that intent.

James Harrison: feels the parking requirements are inadequate and provides reasoning, with Comm. Topping in agreement and also providing input, each referring to the Nipomo Mesa.

Rob Fitzroy, staff: reports Oct. 27th is a date certain to continue.

Steve Delmartini: reminds WFH cannot be built on shared foundations and provides reasoning. Discusses 8x10 rectangular and could like clarity on this and asks why this cannot be square, or round or flexible with commissioners commenting. Comments on parking, and the commission's agreement on the EVC letter.

Mike Brown (COLAB): sees no problems with the commission's discussion today. Feels big balconies and porches are important.

Eric Meyer: would like a minimum dimension instead of shape.

Thereafter **Motion by:** Jim Irving, **Second by:** Ken Topping and on the following vote:

COMMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim				
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

The commission continues this item to September 8, 2016.

Respectfully submitted,

Ramona Hedges, Secretary

SLO County Planning Commission

Attachment 5 - Planning Commission Minutes

Thursday, October 27, 2016

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 9:00 AM, 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: Jim Irving; Kenneth Topping; Eric Meyer; James Harrison; and Don Campbell

ABSENT: None

8. The continuance request by the COUNTY OF SAN LUIS OBISPO to amend Title 21 and 22 of the County Code, to incorporate a Workforce Housing Ordinance Package and to create new Workforce Housing Design Guidelines. The requested modifications include: 1) an amendment of Title 22 to add new section 22.30.477 – Residential – Workforce Housing Subdivision, 2) an amendment of Title 22 to section 22.30.490 – Residential Uses in Office or Commercial Retail Land Use Category, 3) an amendment of Title 22 to section 22.10.130 – Residential Density, 4) an amendment of Title 22 to section 22.06.030 – Table 2-2, 5) an amendment of Title 22 to add new subsection G.7 to section 22.12.080 – Inclusionary Housing, 6) an amendment of Title 22 to subsection H of section 22.12.080 – Inclusionary Housing – Table 2-2, 7) an amendment of Title 22 to add new subsection E to section 22.12.020 – Applicability, 8) an amendment to Title 22 to Chapter 22.80 – Definitions, and 9) an amendment of Title 21 to section 21.03.020 – Adjustments. The project is proposed within the inland portion of the County (El-Pomar Estrella, Las Pilitas, Nacimiento, and Salinas Sub-Areas of the North County Planning Area, the San Luis Bay Inland Sub Area North and San Luis Obispo Sub Area North of the San Luis Obispo Planning Area, and the San Luis Bay Inland Sub Area South, San Luis Obispo Sub Area South, and South County Sub Area of the South County Inland Planning Area).

County File Number: LRP2014-00018

Assessor Parcel Number: N/A

Supervisorial Districts: 1 and 3

Date Accepted: N/A

Project Manager: Brian Pedrotti

Recommendation: Approval

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Brian Pedrotti, Project Manager: presents staff report and requested changes from the last commission meeting

Commissioners: begin reviewing the changes made to the Design Guidelines from the last hearing.

James Harrison: referring to Pg. 3 of 14 of the ordinance -would like clarification on a conflict for the 6000' sq. foot measure of density, with Mr. Pedrotti clarifying. Add "a density of one lot per 6000' square feet". Continues to disagree with the number of parking spaces and understands the county regulations on this.

Commissioners: referring to 3. c. 1. -delete the word "rectangular".

Don Campbell: opens Public Comment.

Lenny Grant, Kayla Anderson, Jeff Eckles, and Steve Delmartini: speak.

Brian Pedrotti, Project Manager: states expedition of permits can be accomplished given analysis of staff workload, and also the Planning Commission can forward this suggestion onto the Board of Supervisors (BOS). Reads into the record shared foundation definition in terms of having flexibility and keeping houses separate and individual.

Commissioners: want to ensure language be kept for housing with shared foundations.

Steve Delmartini: uses a planned development for an example in terms of a common wall and roof.

Lenny Grant: uses Morgan Terrace as an example of individual lots. Feels removing the language provides flexibility just the "foundation" aspect of the language.

Rob Fitzroy, staff: explains how the expedited permitting would work in terms of workload, and processing.

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Commissioners: are all in favor of expediting permitting for this ordinance.

Ben Dore: discusses retroactive vesting rights.

Jim Irving: discusses and reads into the record inclusionary housing percentages in terms of governor's bill section 65913 a. regarding streamlining affordable housing as it applies to the county's strategic principals. Feels these are findings to make to remove the inclusionary housing requirement from this ordinance and suggests removal of such.

Eric Meyer: suggests this be made a separate motion to the BOS to modify the ordinance to consider removal of inclusionary housing requirements.

Ken Topping: asks what happened to the governor's bill with Mr. Irving stating this bill stalled in committee.

Brian Pedrotti, Project Manager: explains how these added suggestions would affect the ordinance.

Thereafter on **Motion by:** Eric Meyer, **Second by:** Jim Irving, and on the following vote:

COMMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

The Commission recommends the Board of Supervisors approve Land Use Ordinance Amendment LRP2014-00008, and approve the amended Workforce Housing Design Guidelines based on the findings listed in Exhibit A.

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Thereafter on **Motion by:** Jim Irving, **Second by:** James Harrison, and on the following vote:

COMMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

The Commission requests the Board of Supervisors consider exempting the Workforce Housing Ordinance from the Inclusionary Housing requirement and that as a Finding for making that decision the language proposed in the Government Code 65913, Sec. 2, Items (a), and Sub Items 1, 2, and 3, be used.

Respectfully submitted,

Ramona Hedges, Secretary

SLO County Planning Commission