

FROM THE PLANNING COMMISSION MINUTES OF MARCH 12, 2009

10. GENERAL PLAN AMENDMENT

A07-0004R initiated by EL DORADO COUNTY to amend the Housing Element of the General Plan adopted by the Board of Supervisors on July 1, 2008 to address comments contained in the State Housing and Community Development Departments (HCD) review letters, dated June 2, 2008 and October 21, 2008, with changes necessary for certification. The amendment consists of modifications to the text and implementation program only. Key revisions include: Changes to the land inventory, including the addition of a limited number of underutilized parcels, to accommodate the RHNA; additional analysis regarding the needs of extremely low-income households; expanded discussion of known environmental constraints; clarification of how TIM fees are applied to single family and multi-family developments; description of modifications to Measure Y to facilitate multi-family housing (passed by County voters in November 2008); expanded discussions of at-risk housing and emergency housing (required by SB2); and numerous revisions to Implementation Measures to address HCD comments. (Exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines)

Shawna Purvines presented this item to the Commission with a recommendation for approval to the Board of Supervisors.

Commissioner Tolhurst suggested that the draft language in page 26 of Attachment 3 be modified to reflect the current economic status.

In regards to providing staff direction on which words to use in the document (i.e., may, will, will consider), Chair Mathews stated that he preferred “will” with “as necessary” also in the sentence. County Counsel Paula Frantz did not see any problem with that type of wording.

Chair Mathews felt it was important to the County to receive Staff and Federal funds where available.

Rich Mahr, Affordable Housing Coalition, has some concerns regarding the effects of SB2 (which requires having zone districts that allow homeless shelters by right) and that staff has been very helpful in differentiating between an emergency shelter and homeless shelter. He also spoke on At Risk programs, TIM off-set fees, and mixed-use development.

CJ Freeland, Department of Human Services and Housing Programs, responded to Mr. Mahr’s inquires regarding At Risk projects.

Kathye Russell requested clarification on TIM off-set programs and removing mixed-use development as identified in the staff report.

No further discussion was presented.

Motion: Commissioner Mathews moved, seconded by Commissioner Tolhurst, and unanimously carried (5-0), to recommend to the Board of Supervisors to take the following actions: 1. Certify the project is exempt from environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines; 2. Direct staff to use “will” in regards to ...”*revise fees, as necessary, for impacts on the cost and supply of residential development, including revising the proportion of traffic improvements paid by residential versus commercial and ensure TIM fees do not constrain development of a variety of housing types*”...for Implementation Measure HO-31; and 3. Approve A07-0004R revising the Housing Element as proposed, including direction from item 2 above, to address changes necessary for certification of the Element by the State Department of Housing and Community Development.

AYES: Rain, MacCready, Heflin, Tolhurst, Mathews
NOES: None