

FROM THE MINUTES OF JUNE 26, 2008

11. GENERAL PLAN UPDATE

Housing Element: Review of revised Housing Element. (Negative declaration prepared)

Staff Shawna Purvines recommended approval to the Board of Supervisors.

Art Marinaccio feels there should be discussion about the letter from the Department of Housing and Community Development (HCD) about why they were not going to approve the draft. There should be a workshop. What is the Commission being asked to approve? The discussion needs to include what the Housing Element is going to be.

Ken Greenwood is working on a project where housing is affected by a noise source. This needs to be considered when looking at the low-income housing areas.

Commissioner Machado mentioned that Attachment 4 is the letter from HCD. Mrs. Purvines said the state requires we adopt a Housing Element by June 30. Staff will be working with the state over the next six or eight weeks for a finding of substantial compliance and a four-year certified Housing Element. Staff did not find anything in the document that is out of County control. Once staff and HCD make some amendments to the document, it will be coming back before the Commission for a recommendation to the Board.

Peter Maurer said our requirements are less stringent than state law. The size of granny flats in the County is consistent with state law. Commissioner Machado asked if we are developing criteria for TIM fee waivers. Mrs. Purvines spoke about the deed restriction in such instances.

Commissioner Machado asked the process on low cost housing projects. Larry Appel explained.

Joyce Aldrich, Community Programs, explained funding opportunities.

There was no further input.

MOTION: COMMISSIONER MATHEWS, SECONDED BY COMMISSIONER MAC CREADY AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE NEGATIVE DECLARATION, BASED ON THE INITIAL STUDY AND APPROVE A RESOLUTION ADOPTING THE 2008-2013 GENERAL PLAN HOUSING ELEMENT UPDATE BASED ON THE FINDINGS PROPOSED BY STAFF.

Findings

1. The Housing Element was prepared in accordance with California Government Code Sections 65580-65589.8 and reviewed by the State Department of Housing and Community Development to ensure compliance with State law. An Initial Study was completed per the requirements of CEQA and the County's CEQA Guidelines. The

Planning Commission has considered the Negative Declaration and finds, based on the whole record before it, that there is no substantial evidence that the project will have a significant effect on the environment, and that the Negative Declaration reflects the County's independent judgment and analysis.

2. The proposed amendment is deemed to be in the public interest. Availability of housing is a vital issue of local and statewide importance. The Housing Element makes adequate provisions for the existing and projected housing needs for all economic segments of the community. The housing element also is in the public interest since it addresses regional housing needs.
3. The proposed General Plan amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected. Implementation of some programs identified in the Housing Element may require an amendment to other Elements of the General Plan to ensure internal consistency. The 2008-2013 Housing Element replaces the 2004-2008 Housing Element in the General Plan. Most of the policies, programs, and objectives are similar in both elements.
4. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare. It is intended to promote the housing needs of the community, including safe housing conditions and vital neighborhoods.