

# ***MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION***

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## **Meeting of April 16, 2015**

The regular meeting of the Solano County Planning Commission was called to order at 7:00 p.m. in the Board of Supervisors' Chambers, Fairfield, California.

PRESENT: Commissioners Boschee, Cayler, Walker, Hollingsworth and Chairperson Rhoads-Poston

EXCUSED: None

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Matt Walsh, Principal Planner; Lori Mazzella, Deputy County Counsel; and Kristine Letterman, Planning Commission Clerk

Items from the floor:

There were no items from the floor.

The Minutes of the regular meeting of April 2, 2015 were approved as prepared.

1. **PUBLIC HEARING** to consider a recommendation to the Board of Supervisors on **Zoning Text Amendment No. ZT-14-02** to adopt an ordinance amending Chapter 28 (Zoning Regulations) to address emergency shelters, transitional/supportive housing, single room occupancy units, and provisions for reasonable accommodations within the "CS" Commercial Service zone and "R" Residential zones in the unincorporated areas of the County, bringing the ordinance into compliance with state statutory requirements. The proposed changes are within the scope of the Negative Declaration adopted for the County's current Housing Element. (Project Planner: Matt Walsh) **Staff Recommendation:** Recommend approval to the Board of Supervisors.

Matt Walsh introduced the item and provided the commission with an overview of the staff report. The Housing Element is considered the primary policy document for any given jurisdiction to guide the development, rehabilitation, and preservation of housing for all economic segments of the County's population. Accordingly, the County's Housing Element includes the identification and analysis of the existing and projected housing needs of the County. The document also contains goals, policies, and objectives along with implementation programs for the preservation, improvement, and development of the range of housing needs.

Under state Housing Element law agency Housing Elements have historically been required to be reviewed and updated every five years. Once adopted, the elements are required to be certified by the State Department of Housing and Community Development (HCD). HCD's review includes ensuring that the Housing Element incorporates the agency's Regional Housing Needs Allocation (RHNA), and an analysis showing that the County has adequately zoned land

available to meet its housing need for all income categories. HCD's review also includes ensuring that the Housing Element is updated to adhere to any recent changes in state law relating to housing for any and all segments of the population including housing for people with special needs.

The County's currently adopted Housing Element (2007-2014) includes implementation programs that were required by HCD to address changes in state law relating to provisions of housing opportunities for: emergency homeless shelters, transitional/supportive housing, single room occupancy units, and reasonable accommodation flexibility. In order to meet the provisions of the law, the County's zoning ordinance is required to be updated to reflect that permitting of special needs housing is consistent with statute. Staff recommended that the commission recommend to the Board of Supervisors approval of the draft updated Housing Element.

Since there were no questions of staff, Chairperson Rhoads-Poston opened the public hearing.

Alicia Roundtree, Independent Living Resources, 470 Chadbourne Road, Suite B, Fairfield, stated that her agency provides independent living skills training, peer support services, and direct provider referrals for vocational rehabilitation training, specifically targeted to people living with significant disabilities within Solano County, and surrounding communities. She stated that all of the issues being discussed tonight in one capacity or another cover a broad spectrum of the client population they provide services to. Ms. Roundtree voiced her concerns about affordable housing in the community. She stated that it is at a different range and measure where a lot of the local cities have adopted criteria of what is known as "medium area income". For a larger population, the criteria cannot be met to allow for eligibility for some of the program services offered by those cities. She said that we need to start thinking outside the box because more and more people are finding themselves in dire situations as far as trying to have safe and affordable housing, particularly when they are living with some type of individual disability.

Ms. Roundtree spoke to the provisions provided for reasonable accommodation, which is a standard accessibility component to people with disabilities because of their need for a different level of access into their home. She noted that her agency serves a large population of individuals who are restricted to wheelchair use. Like any one individual that lives in a community, they work and are bringing a face to the market place that says we want to be included. Ms. Roundtree stated that her role at the meeting tonight is as an advocate representative for those clients they serve in the community.

Since there were no further speakers, Chairperson Rhoads-Poston closed the public hearing.

A motion was made by Commissioner Walker and seconded by Commissioner Boschee to recommend that the Board of Supervisors adopt the amendments identified in ZT-14-02 relating to updates to the Commercial Service (CS) and Residential (R) zones for emergency shelters, transitional/supportive housing, single room occupancy units, and provisions for reasonable accommodation. The motion passed unanimously. (Resolution No. 4618)

2. **PUBLIC HEARING** to consider a recommendation to the Board of Supervisors on an update to the **Solano County Housing Element** (as mandated by Sections 65580 - 65589 of the

Government Code). The purpose of the Housing Element is to provide a comprehensive plan to address housing needs in the unincorporated area of Solano County, with a focus on meeting the housing needs of all economic segments of the community, including low- and moderate-income households who may have trouble affording market rate housing and populations with special housing needs that may not necessarily be met through conventional housing products. The County's current Housing Element was adopted in August 2010. A Negative Declaration of Environmental Impact was prepared, published, and circulated for public comment. (Project Planner: Matt Walsh) **Staff Recommendation:** Recommend approval to the Board of Supervisors.

Matt Walsh gave a brief presentation of staff's written report. The report provided a description of the housing element update process which included the changes to the public draft to the element in response to comments submitted by the State Department of Housing and Community Development. The updated draft Housing Element does not propose significant changes. The notable changes include the necessary review and analysis of the Regional Housing Needs Allocation. The current Housing Element (2007-2014) addresses the most recent legislation relating to housing requirements. The zoning text amendments being considered by the Commission implement the legislative requirements. No new legislative mandates have occurred since that time. Staff is seeking a recommendation by the commission of the adoption of the element update to the Board of Supervisors.

Commissioner Walker made mention of the chart that depicts an 80% increase in homelessness in the county within a 2 year time period and stated that he hoped some of these programs will help to decrease those numbers. He referred to page A-45 with regard to emergency shelters and wanted clarification to the reference that emergency shelters are also allowed in residential multi-use zoning districts.

After reviewing page A-45, Mr. Walsh stated that this was a clerical error, and that emergency shelters are only allowed in the CS zone district.

Commissioner Walker referred to page A-1 where it references the Housing Needs Assessment is comprised of four sections and he noted that he could only find three sections that apply. Mr. Walsh stated that this may be a misprint and would check into it.

Since there were no further questions, Chairperson Rhoads-Poston opened the public hearing.

Alicia Roundtree reappeared before the commission and asked if staff could expand on the subject of Secondary Living Units. Mr. Walsh provided more detail on the topic.

Since there were no further speakers with regard to this matter the public hearing was closed.

A motion was made by Commissioner Boschee and seconded by Commissioner Cayler to recommend that the Board of Supervisors adopt the Negative Declaration and approve the updated Housing Element. The motion passed unanimously. (Resolution No. 4619)

3. **PUBLIC HEARING** to consider a recommendation to the Board of Supervisors on an update to the **Public Health and Safety Chapter** of the General Plan (as mandated by Sections of the

California Government Code, Public Resources Code, Health and Safety Code, and Water Code). The updates to the Public Health and Safety Chapter are required to accompany preparation of the new Housing Element in accordance with AB 162 and SB 5. These revisions include updated floodplain mapping and updates to the fire hazard and responsibility area mapping. A Negative Declaration of Environmental Impact was prepared, published, and circulated for public comment. (Project Planner: Matt Walsh) **Staff Recommendation:** Continue item to a date certain.

Staff recommended that this item be continued to a date certain. Mr. Walsh explained that the update to the Public Health and Safety Chapter is not as time sensitive as the update to the County's Housing Element. As such, review and action of the Public Health and Safety Chapter is proposed to occur after the processing of the updated Housing Element.

A motion was made by Commissioner Hollingsworth and seconded by Commissioner Walker to continue this matter to the meeting of June 4, 2015. The motion passed unanimously.

#### 4. **ANNOUNCEMENTS and REPORTS**

Commissioner Boschee announced that he and his family are moving out of the area and so he will be leaving the commission as of May 11<sup>th</sup>. Mr. Boschee thanked his fellow commissioners and said that it has been a pleasure working them. He commented that he has served on numerous boards and commissions and this commission has been one that he has always enjoyed because the commissioners are sincere in their effort to serve the county. Mr. Boschee thanked staff by saying that he is always impressed with their effort and quality of work, and that the county is well served by their Planning Department.

5. Since there was no further business, the meeting was **adjourned**.