



SAN BENITO COUNTY PLANNING COMMISSION

Eduardo Navarro	Valerie Eglund	Robert Eggers	Robert Gibson	Robert Rodriguez
District No. 1	District No. 2	District No. 3	District No. 4	District No. 5

County Administration Building - Board of Supervisors Chambers, 481 Fourth Street, Hollister, California

SPECIAL MEETING MINUTES October 28, 2020 6:00 PM

6:00 PM ~ CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL *All Commissioners Present: Robert J. Rodriguez, Chair Valerie Eglund, Vice-Chair Robert Gibson, Eduardo Navarro, Robert Eggers.*

Staff Present: Assistant County Counsel, Joel Ellinwood; Senior Planner, Arielle Goodspeed; Office Assistant II, Angelika Rangel; Principal Planner, Taven M. Kinison Brown; Management Analyst, Dulce Alonso; Housing Programs Coordinator, Jamila Saqqa; RMA Director, Benny Young.

DEPARTMENT ANNOUNCEMENTS

The Commission welcomed our new RMA director, Benny Young and Benny briefly spoke about his professional background and how pleased he is to be a part of our team.

PUBLIC COMMENT

Angelika Rangel read Zoom guidelines for public viewing online and by phone. There were no public comments on Zoom and in chambers.

CONSENT AGENDA

1. Acknowledgement of public hearing
2. Acknowledgement of certificate of posting

3. Adoption of action minutes

a. Draft Meeting Minutes from September 16, 2020

The Commission acknowledged the certificate of posting and public hearing and adoption of action minutes was motioned to accept minutes by Commissioner Gibson and seconded by Commissioner Eggers and it was carried 5-0.

PUBLIC HEARING

Resource Management Agency- B. Young

a) PUBLIC HEARING - Conduct a public hearing regarding the amending Inclusionary Housing Ordinance regulations in San Benito County to include, but are limited to the following items: 1) Additional of rental housing as an affordable housing type; 2) including the term extremely low income; 3) Include the Commercial Construction cost Index to adjust the in-lieu fee annually; 4) Replace minimum square footage for inclusionary housing with the percent; 5) Amend for-sale on-site units to 10% moderate and 5% low income; 6) Amend rental on-site to 5% median, 5% low, and 5% very-low income; 7) Amend off-site to 5% very low-income, 10% low income, and 5% median; 8) Terms of affordability for rental units subject to fifty-five year deed restriction; 9) Update the Housing Advisory Committee to seven members; 10) Eliminate reduction of impact fees across all units

b) Consider recommending the approve of the Housing Advisory Committee By-Laws to the Board of Supervisors; and

c) Consider adoption of a resolution recommending that the Board of Supervisors adopt an Ordinance amending Chapter 21.03 of the San Benito County Code relating to Inclusionary Housing land use regulations, making 2035 General Plan consistency findings and determinations, and making appropriate findings and determinations under the California Environmental Quality Act ("CEQA"); or

d) Continue this item to another date and time certain.

Housing Programs Coordinator, Jamila Saqqa shared a PowerPoint Presentation and discussed ordinance update in depth.

Commissioner Gibson asked if the comments Jamila received by email and phone calls were from people in attendance at the meetings and she responded in the affirmative.

County Counsel Joel Ellinwood, Commissioner Egland and Principal Planner Taven M. Kinison Brown briefly discussed the reduction of impact fees.

County Counsel Joel Ellinwood, Principal Planner Taven M. Kinison Brown and Housing Programs Coordinator Jamila Saqqa the change in verbiage of a portion of the ordinance from in lieu fees to impact fees.

County Counsel Joel Ellinwood briefly mentioned the incentive when deciding on the amendment.

Commissioner Eglund opened the floor for discussion amongst the commissioners.

Commissioner Gibson briefly discussed the purpose of the incentive.

Commissioner Rodriguez gave input from a contractor's standpoint.

Housing Programs Coordinator Jamila Saqqa and Commissioner Navarro further discussed the change in inclusionary requirement.

Principal Planner Taven M. Kinison Brown, Commissioners Eglund, Gibson, and Rodriguez, and Housing Programs Coordinator Jamila Saqqa discussed subject more in depth.

Housing Programs Coordinator Jamila Saqqa continued with her presentation.

Principal Planner Taven M. Kinison Brown and Housing Programs Coordinator Jamila Saqqa discussed the Housing Advisory Committee.

Public Comment from Karson Klauer on Zoom briefly discussed his concerns on the amendment.

Commissioner Eggers briefly discussed his experience with being part of the Ad Hoc Committee and his thoughts on the ordinance amendments.

Commissioner Gibson mentions some grammatical issues within the amended ordinance.

Commissioners Navarro, Rodriguez, and Eglund made final comments on the ordinance amendments.

A motion to approve change was made by Commissioner Gibson, seconded by Commissioner Eggers and it was carried 5-0.

Public hearing concluded.

DISCUSSION

None

PLANNING COMMISSIONER ANNOUNCEMENTS

Commissioner Gibson thanked Staff, Commissioner Eggers, the Board of Supervisors, members of the public and the building community for making time to attend the Adhoc affordable housing meetings.

ADJOURN at 7:21pm

Minutes prepared by Office Assistant, Angelika Rangel