

AGENDA ITEM:   A-3  

DATE:   May 20, 2014  

ACTION:   APPROVED  

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
SPECIAL MEETING - MARCH 12, 2014  
VETERANS MEMORIAL HALL – 4:30 PM

PRESENT	Michael Lucas	Commissioner
	Gerald Luhr	Commissioner
	Robert Tefft	Commissioner
STAFF:	Rob Livick	Public Services Director
	Whitney McIlvaine	Contract Planner
	Cindy Jacinth	Associate Planner

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENT

PUBLIC COMMENT

Commissioner Tefft opened Public Comment, and seeing none closed Public Comment period.

PRESENTATIONS - None

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A. CONSENT CALENDAR- None

B. PUBLIC HEARINGS

B-1 **Case No.:** N/A

**Site Location:** Citywide

**Proposal:** City of Morro Bay Housing Element Update

The State of California requirements for the Housing Element update will be presented and feedback will be solicited from residents and property owners. The State of California requires updates of the City of Morro Bay's Housing Element generally every five years. As part of the Housing Element update process, the California Department of Housing and Community Development requires that the City conduct a public workshop to provide interested parties an opportunity to participate in the process of obtaining information and setting goals and policies. The purpose of public participation is (1) to educate the public that the City is required by law to provide housing opportunities to all socioeconomic groups, and (2) to engage the public to get their opinions and determine the preferred methods of achieving the requirements that provide housing opportunities to families and individuals from all income segments of the population.

**Staff Contact:** Cindy Jacinth, Associate Planner (805) 772-6577

Amy Sinsheimer, PMC Consulting, presented the 2014-2019 Housing Element.

Commissioner Lucas asked if the City fell short of getting units that were mandated in the last Housing Element.

Sinsheimer stated the City has done some of the State required programs, noting PMC is still looking at numbers for approved or built housing. She stated the State wants to see if the City is looking at resources available and thinking of ways to capitalize on them.

Commissioner Luhr asked if a survey would be done to determine where housing needs are for future low income, senior, and assisted living housing.

Sinsheimer stated a parcel by parcel analysis would be done as well as a meet with stakeholders to identify sites more appropriate for certain types of housing.

Commissioner Tefft stated the City's demographics are atypical and inquired if it is known why that is the case and continues to be so.

Sinsheimer replied the City has an older population and does not have a large sphere of influence or a lot of large subdivisions going in so the City does not have the growth like other areas.

Commissioner Tefft stated a main factor keeping population from declining is retirement, so housing needs are different from another city where that is not the case. He inquired if SB375 would require a change to how many housing units need to be built in the future.

Sinsheimer replied there may be some programs that have units associated with them and PMC would work closely with the City to make sure that amount is reasonable.

Commissioner Tefft clarified that if the City made a goal to put in a certain number of low income units, the State would not say the City failed if it did not meet the goal, but would ask what the City did to try to make it happen.

Commissioner Luhr stated the cost of a lot puts the City out of the moderately affordable range and asked if the secondary or granny unit process was still in place and if credit is given.

Sinsheimer replied secondary units are allowed and they do count towards the RHNA.

Jacynth stated the secondary unit ordinance previously reviewed by the Commission was taken to City Council recently to be more consistent with State Housing standards.

Commissioner Lucas commented that changes in the economy with the fishing industry collapse and power plant shutting down has resulted in significant changes to the middle income family, as well as changes in agriculture may result in a migrant issue to address for short term housing.

Jacynth stated the City may have populations that might not earn a head of household job, noting what constitutes as low income is not really that low. She stated City is built up with not many lots available so secondary units are another option.

Commissioner Luhr stated there are not as many young families as in the past and wanted to know how other communities have addressed that problem. He inquired if technological infrastructure like a citywide high speed broad band could be adopted where telecommuters can work from home and attract younger families.

Sinsheimer stated implementing a technological need is not something to add in the Housing Element would but could be included as group in the special needs section.

Commissioner Tefft stated he agrees with Commissioner Luhr regarding young families. He noted there is a concentration at the high end of the scale for buying a home but little opportunity for new people to get in the market with reasonably affordable units.

Commissioner Luhr stated 83% of the housing stock is 25 years and older with the large percentage of that being 50 years and older, noting this needs to be addressed and allowing for remodeling should be part of the Housing Element.

Sinsheimer stated rehabilitation is a required element to address, noting the State wants the City to quantify a number or percentage of housing stock that is likely to need rehabilitation.

Commissioner Lucas suggested looking at existing zoning that precludes housing to start to get more mixed use aspects included.

Commissioner Tefft stated transitional and emergency housing should be supported, noting people who are in need of housing don't always have the ability to travel to surrounding communities that provide temporary housing.

Commissioner Tefft opened the Public Comment period.

Rigmor Samuelson, Morro Bay resident, stated she feels the reason for more older people here has to do with the codes and regulations, noting residents in the City need to make it more inviting for younger families.

Christine Rogers, Economic Vitality Corporation and Morro Bay resident, Rogers stated that the EVC heard from local businesses that housing was a critical need to retaining and recruiting the needed work force. She recommended including work force housing in the Housing Element.

Commissioner Tefft closed Public Comment period.

Commissioner Lucas stated concerns discussed are related to zoning, land, and parcels that are available, noting the City needs to look at other strategies to make things work, like the needs of businesses and its workers.

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Commissioner Luhr agreed with Commissioner Lucas, noting money is an issue, and housing is either built cheaper or needs supplemental funding. He stated a win-win situation would be a multi-zone approach to different areas.

Commissioner Tefft stated while rehabilitation fits well with the greenhouse gas emissions reduction program, some older houses represent the City's most affordable housing stock so need to be careful that is not significantly reduced through rehabilitation.

C. UNFINISHED BUSINESS - None

D. NEW BUSINESS - None

E. FUTURE AGENDA ITEMS - None

ADJOURNMENT

The meeting adjourned at 5:01 p.m. to the next regularly scheduled Planning Commission Meeting at the Veteran's Hall, 209 Surf St., on Tuesday, March 19, 2014 at 6:00 p.m.

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Rick Grantham, Chairperson

ATTEST:

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Rob Livick, Secretary