

Jackson Planning Commission

Minutes

Regular Meeting of December 16, 2013

COMMISSION MEMBERS PRESENT:

Bob Stimpson
Walt Hoeser, Chairman
Fred Hall
Paul Molinelli, Jr., Vice-Chairman
George White

CITY STAFF PRESENT:

Susan Peters, City Planner
Gisele Cangelosi, City Clerk

COMMISSION MEMBERS ABSENT:

Note: The Staff Report Packet prepared for the Planning Commission is hereby incorporated into these minutes by reference as though set forth in full. Any Staff Report, recommended findings, mitigation measures, conditions, or recommendations which are referred to by Commissioners in their action motions on project decisions, which are contained in the Staff Reports, are part of these minutes. Any written materials, petitions, packets or comments received at the hearing also become part of these minutes. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the City of Jackson Planning Department.

Chairman Hoeser called the meeting to order at 6:30 p.m.

1. Public Matters Not on the Agenda.
None. Minute votes.

2. Approval of Minutes. Minutes from the July 15, 2013 Regular meeting.

Moved by Vice-Chairman Molinelli, seconded by Commissioner Stimpson, and unanimously carried to approve the Minutes for the July 15, 2013 Regular meeting.

3. Approve Meeting Schedule for 2014
No action taken on this item.

4. Public Hearing - Amendments to Development Code to bring it into accordance with the City of Jackson General Plan Housing Element. Review and make recommendation to the City Council.

City Planner Peters reported in 2009 and has to be certified by and a new 5 year cycle. In December 2012 the California Department of Housing and Community Development (HCD) certified the City of Jackson 2007-2014 Housing Element. Of the seven mandated elements of a general plan, the Housing Element is the only one that requires certification by the State of California for the City to qualify Community Development Block Grants. The Housing Element is comprised of the following:

- An evaluation of the existing element;
- A housing needs assessment;
- Housing resources, opportunities and constraints; and
- Goals, polices, and programs.

The programs outlined in the Housing Element are created to insure that the various housing needs are met in the planning time period – in the City’s case, by June 2014.

There are 29 programs detailed in the 2007-2014 Housing Element. Of those 29, there are three programs which require changes to the City’s Development Code. One of the programs has been completed – adoption of city-wide design standards. The following are the two programs which need to be addressed before June 2014:

Program 2.1.3: The City will amend Section 17.32 (Affordable Housing) of the Development Code to require a portion of new development to provide for housing opportunities for Extremely Low Income (ELI) Households. Amendments to the Affordable Housing Ordinance could include the following: Permit streamline provisions; Flexible development standards; Fee reductions for ELI developers; and Policies to prioritize funding for projects that benefit ELI households.

Program 3.1.1: The City shall ensure that reasonable accommodations to persons with disabilities are provided as required under Senate Bill 520 (Chapter 671 of the Government Code) by adopting an efficient process for persons with disabilities to make necessary accessibility adjustments to their homes. Additionally, the definition of “family” in the Development Code will be updated to state “One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.”

The remaining 25 programs in the 2007-2014 Housing Element are considered “on-going” and do not require any amendments to the other elements of the general plan or the City’s Development Code.

In addition to the programmatic changes to the Development Code, there are changes that will need to be addressed for the Development Code and the 2014 -2019 Housing Element (due June 2014) to be consistent with new State housing laws. Mandated polices address the following topics:

- Provisions for emergency shelters;
- Density bonus ordinance (especially addressing bonuses for Extremely Low Income Housing);
- Provisions for manufactured housing; and
- Provisions for single room occupancy.

The following is a summary of proposed changes to the City’ Development Code to meet the programmatic and State mandated requirements for housing:

1. Chapter 17.32 – Affordable Housing. Add language to address Extremely Low Income groups and to provide more specificity regarding density bonuses.
2. Chapter 17.220 – Definitions, Glossary. Add definitions for “Family” and “Supportive Housing” and change “Transitional Living Center” to “Transitional Housing” with a definition that is consistent with SB 745.
3. Chapter 17.07 – Residential Zoning Districts. Add language expressly allowing emergency shelters and transitional and supportive housing. Also add language demonstrating that there are no restrictions to manufactured homes or single-room occupancy units.

The Planning Commission was provided the proposed changes to the Development Code to address the

above listed issues. The Planning Commission should review these proposed changes and make a recommendation to the City Council.

Chairman Hoeser opened the Public Hearing. Hearing no comment from the public, Chairman Hoeser closed the public hearing.

After considerable discussion among the Planning Commission and staff the following motion were made:

Moved by Vice-Chairman Molinelli, seconded by Commissioner Stimpson, and carried by a 3 to 2 vote (Commissioner White and Commissioner Hall dissented) to forward the recommend proposed changes as outline to the City Council.

5. Administrative Reports.

City Planner Peters reported she continues to work on the remaining Housing Elements

Adjourn 7: 13 p.m.

Attest:



Gisele L. Cangelosi, City Clerk

Date Approved: April 21, 2014