

ACTION MINUTES

LAND USE & COMMUNITY DEVELOPMENT COMMITTEE

August 22, 2019

MEMBERS PRESENT: Richard Forster, Supervisor District 2
Frank Axe, Supervisor District 4

MEMBERS ABSENT: None

PRESENT: Chuck Beatty, Planning Director
Glenn Spitzer, County Counsel
Katherine Evatt, Foothill Conservancy
Mary Ann Manges, Recording Secretary

Supervisor Axe called the meeting to order at 1:30 p.m.

AGENDA: Approved.

CORRESPONDENCE: None.

APPROVAL OF MINUTES:

March 14, 2019 - Approved.

April 25, 2019 – Approved as amended.

PUBLIC MATTERS NOT ON THE AGENDA: Katherine Evatt, representing the Foothill Conservancy, shared that the Conservancy and Jackson Rancheria are sponsoring an 8-hour CEQA training on Wednesday, October 29th for local residents at the Jackson Civic Center. She added that the training is being presented by Terry Rivasplata through the UC-Davis Continuing and Professional Education Land Use and Natural Resources Program, and should be about \$145 a person with a 30 person maximum. Ms. Evatt asked for an update to the Hideout. Supervisor Axe shared that it should be coming up on the Board's calendar in September.

ITEM 1: CLARIFICATION IS SOUGHT FOR WHETHER A HOME OCCUPATION AND OUTDOOR CANNABIS GROW SHOULD BE PURSUED AS POINTS OF NONCOMPLIANCE - Code Enforcement and Planning

Chuck Beatty, Planning Director, opened discussion about whether cannabis ordinance violations can be pursued at a property that does not include a legal residence. A current situation involves use of an unpermitted structure for a cannabis-related home occupation. The subject property also includes a medical marijuana grow. The committee discussed the number of plants allowed in the County Code and that the preferred way to handle this is through Code Enforcement. Glenn, County Counsel, said he would research the matter and report back to the Committee.

Committee Action: The Committee made a recommendation to place this on the next Land Use Committee agenda for an update.

ITEM 2: SB-2 FUNDING OPTIONS - REVIEW OF POTENTIAL PROJECTS FOR AN SB-2 PLANNING GRANT - Planning

Chuck Beatty introduced the item and shared several options for SB-2 grant funding. He stated the CA Department of Housing & Community Development (HCD) has six priority policy areas for the Planning Grant Program that target accelerated housing production. Grant applications that are designed to achieve SB2 goals by promoting one of the priority policy areas are exempt from an additional nexus study that demonstrates how the grant funds would promote housing growth. The non-competitive grant applications are due in November, and the Board would have to adopt a Resolution of Intent authorizing the County to apply.

He informed that going with a priority area helps to fast track the application and added that the application is due in November.

Discussion ensued about potential use of the grant funds to prepared mixed use codes for the Town Centers and Regional Service Center areas identified in the General Plan, preparation of a project design and EIR for the County-owned Wicklow property, or revisions to the County Code to address recent and forthcoming housing legislation. Concerns focused on the availability of water and wastewater facilities in the Regional Service Center, the benefits of being able to walk or bicycle to work and services, and the high cost of real estate in the Martell Business Park. Additional concerns included the possibility that there might not be interest to develop the town centers upcountry, and potential negative effects to homeowners when rezoning low density parcels to allow higher density.

Mr. Beatty shared that SB-2 for future grants will be competitive, as will funding to implement plans that are developed through the current cycle. The Committee discussed how there will be more money coming for homelessness and housing issues. Mr. Beatty shared information about proposed state laws that could preempt the County from regulating farm labor quarters, tiny houses, and accessory dwellings. He would rather the grant funds go toward a project other than revising County Code, which can be done at the staff level.

Supervisor Forster reminded that the Board gave clear direction to develop a master plan for the property at Wicklow. Mr. Beatty said two things are at play, the Martell Master Plan amendment and the Settlement Agreement that requires the County to consider design standards for the Regional Service Center and Town Centers. He elaborated that the town centers need to be done anyway. It was discussed that it is not good to bank on economic development just in the Martell triangle and that it might be sold.

Supervisors Axe and Forster suggested that the owners of the Martell triangle prepare additional options to include affordable housing and suggested that they be informed of the direction of the state. Mr. Beatty shared that the owners have no interest in developing housing. It was discussed that the Wicklow project is easy to support and to move forward with it, and then take the other housing items back to the full Board for full discussion with as much information as possible, such as sharing that state has changed their rules. Staff was directed to get an application and resolution ready for the Wicklow property for the SB-2 planning grant.

Ms. Evatt from the Foothill Conservancy commented that form based codes in the Town Centers make sense and that an analysis of the need and where housing is affordable to build should come first. She also added that it would be beneficial for cities and county to work together. The Committee discussed the option of including analysis in the grant, but decided it probably would not help because sites need infrastructure and wastewater treatment, and a probable chance of

someone developing them. The Martell RSC and Wicklow were sites thought best to do this. It was discussed to try to work with others such as ATCAA and with Stephanie Hess at Health and Human Services (HHS) to see what they are planning with the No Place Like Home grant.

Committee Action: The Committee made a recommendation to have staff speak to Stephanie Hess at HHS to see if the grants could be used for the same project. It was recommended to place the SB-2 Planning Grant application on the next Land Use Committee agenda.

The meeting adjourned at 2:37 p.m.