
**PLUMAS COUNTY
PLANNING COMMISSION**

Minutes of the Special Meeting of August 29, 2019

PLANNING COMMISSION MEMBERS:

Dr. Robert Abbott, *Chair (District 1)*
Moorea Hoffman Stout, *Commissioner (District 2)*
Jeff Greening, *Commissioner (District 3)*
Larry Williams, *Commissioner (District 4)*
John Olofson, *Vice-Chair (District 5)*

I. CALL TO ORDER

Vice- Chair John Olofson calls the meeting to order at 10:00 am.

II. SALUTE TO THE FLAG

III. ROLL CALL

Commissioners Present: Jeff Greening, Larry Williams, John Olofson
Commissioners Absent: Dr. Robert Abbott, Moorea Hoffman Stout

Also in attendance (*Supervisors and staff*)

Tracey Ferguson, AICP, Planning Director
Rebecca Herrin, Assistant Planning Director
Tim Evans, Associate Planner
Gretchen Stuhr, Deputy County Counsel

IV. CONSENT ITEMS

A. Items to be continued or withdrawn from the agenda: None.

B. Minutes from the meeting of August 15, 2019: *M/S/C: Greening/Williams/3-0 to approve the minutes of the meeting of August 15, 2019.*

V. PLANNING COMMISSIONERS' REPORTS/COMMENTS:

There are no Planning Commissioners' reports or comments.

VI. PUBLIC COMMENT OPPORTUNITY

Guy McNett, Trustee of the Board of Feather River College, speaks to the Commission. He is concerned with the lack of student housing for Feather River College students.

VII. PUBLIC HEARING: 2019-2024 DRAFT HOUSING ELEMENT AND REVIEW OF PROPOSED CEQA ADDENDUM: *Tracey Ferguson, AICP, Planning Director*

Planning Director Tracey Ferguson gives the staff report. The Housing Element is one of seven mandated General Plan elements. The Housing Element is more prescribed than the other elements in that state law contains specific language on the requirements to be included in the Housing Element.

The California Department of Housing and Community Development (HCD) allocates RHNA (Regional Housing Needs Allocation) to each county and city in California. The County's share of the RHNA is 16 units, by income category, based in relation to median income. That translates to 2 Extremely Low (below 30 percent of Area Median Income), 3 Very Low (31-50 percent of Area Median Income), 3 Low (51-80 percent of Area Median Income), 2 Moderate (81-120 percent of Area Median Income) and 6 Above Moderate (above 120 percent of Area Median Income).

As part of the Housing Element Update, the previous Housing Element programs must be evaluated as to status and effectiveness. The existing programs may be modified and continued into the new Housing Element, deleted, or new programs may be added.

Ferguson presents a table on page 3 of the staff report that lists the 2009-2014 Housing Element Programs with recommendations for modification or deletion. The Goals and Policies from the 2009-2014 Housing Element have been carried forward. There are now 25 programs recommended in the 2019-2024 Housing, which includes those programs being modified and continued and new programs added to address changes to state law requirements.

The Plumas County Community Development Commission is a partner in many of the programs, along with the Building and Code Enforcement departments. However, Planning is the responsible agency for the implementation and monitoring of most of the programs.

Ferguson provides a summary of each proposed program. Program 22 addresses Emergency Shelter development. State law requires that the County identify a zone or zones where Emergency Shelter is permitted without constraints. Staff has proposed that the M-R (Multiple-Family Residential) zoning code be amended to allow Emergency Shelter by right. Until this code amendment is finalized, the Housing Element cannot be certified by HCD and there can be no SB 2 grant funding released.

State law requires the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. Based on policies and program actions and given the availability of resources and expectation regarding further development, a number of "quantified objectives" for new construction, rehabilitation, conservation and preservation in various income categories has been determined.

Ferguson has been in communication with Paul MacDougall, of HCD, and has incorporated his comments in the Element document. She will continue to be in contact with HCD up the September 17th date when the conditional letter is scheduled to be issued.

The CEQA Addendum to the 2009-2014 Housing Element Initial Study/Negative Declaration Number 646 has been prepared for the environmental review. No substantial changes have occurred since the 2009-2014 review, therefore an Addendum can be used.

Vice-Chair Olofson opens the public hearing.

Guy McNett questions the RHNA number of 16 units as being reasonable for the County to provide. Ferguson explains that the number is a fair share of the overall determined need. The County needs to show that it has provided for adequate sites that are zoned appropriately, but does not have to physically construct the units.

Vice-Chair Olofson closes the public hearing. Discussion ensues among the Commissioners.

Commissioner Williams notes that, on page 55 of the Draft Housing Element, the statement that Pacific Gas and Electric provides gas service in the County is incorrect.

M/S/C: Williams/Greening/3-0 to forward the Draft 2019-2024 Housing Element and CEQA Addendum to the Board of Supervisors with recommendation for adoption.

VII. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES

Planning Director Ferguson reports that the 2035 General Plan will be posted on the county website shortly. The Commissioners will be provided copies of the final adopted version on September 19, 2019. From there, the Commission may discuss strategies on how to review the goals, policies and implementation measures of the General Plan.

IX. CORRESPONDENCE

Vice-Chair Olofson reminds the Commission of a letter from a constituent suggesting that the Planning Commission hold meetings at different hours, other than during the day when most people are unable to attend. Discussion about how these types of letters should be made part of the public record takes place. All correspondence should be forwarded to the Planning Director and/or staff to determine if the correspondence should be distributed.

X. FUTURE AGENDA ITEMS

Zoning Code priority list will be included on a future agenda for discussion.

XII. ADJOURNMENT:

M/S/C: Williams/Greening/3-0 to adjourn the meeting. The special meeting is adjourned at 11:03 am. The next meeting of the Commission will be the regularly scheduled meeting on September 5, 2019 at 10:00 am.



John Olofson, Vice-Chair
Plumas County Planning Commission



Rebecca Herrin, Assistant Planning Director