



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

AGENDA TUOLUMNE COUNTY BOARD OF SUPERVISORS HOUSING POLICY COMMITTEE Thursday, December 9, 2021 3:00 p.m.

48 Yaley Avenue, Sonora
Mailing: 2 S. Green Street
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(209) 533-5633
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www.tuolumnecounty.ca.gov

IMPORTANT PUBLIC NOTICE: Under the Governor's Executive Order N-25-20, this meeting will allow members of the Planning Committee to participate by teleconference; and under Order N-29-20, Accessibility Requirements, if you need swift special assistance during the Committee meeting, please call 209-770-5423.

PUBLIC PARTICIPATION PROCEDURES

In order to protect public health and the safety of Tuolumne County citizens, this meeting will be physically closed to the public. Public Comment will be opened and closed individually for each agenda item listed below, excluding Reports. To observe or participate in this meeting, please use the following link: <https://us02web.zoom.us/j/85042377073>

For detailed Zoom instructions go to the Agenda Packet
<https://www.tuolumnecounty.ca.gov/638/Board-of-Supervisors-Housing-Policy-Comm>

You also may submit written comments by U.S. mail at 2 South Green Street, Sonora, CA 95370 or email (gyaley@co.tuolumne.ca.us) for retention as part of the administrative record. Comments will not be read during the meeting.

COMMITTEE BUSINESS:

1. Adopting Resolution PC2021-001 authorizing remote teleconference meetings of TCPC for the period of December 9, 2021 to January 7, 2022.
2. Consideration of the Minutes of the meeting of September 9, 2021.
3. Reports

Reports are a brief oral report from a committee or commission member and/or County staff, and no committee or commission action will occur. This item is not intended to include in depth presentations or reports, as those matters should be placed on an agenda for discussion.

PUBLIC FORUM

The public may speak on any item not on the printed agenda. No action may be taken by the Committee. The amount of time allocated for the public forum is limited to 15 minutes.

NEW ITEMS:

None.

OLD BUSINESS:

1. Review of Draft Documents for the Title 17 Update Project.

ADJOURNMENT

The Board of Supervisors Housing Policy Committee serves as an advisory group to the Board of Supervisors for matters related to housing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Resources Agency at 209-533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (28CFR Part 35 ADA Title II).



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December 1, 2021

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TO: Tuolumne County Committee and Commission Members

FROM: Quincy Yaley, AICP Community Development Department Director

RE: COVID-19 Meeting Procedures

In response to increasing risks of exposure to the coronavirus (COVID-19), all the Committee and Commission meetings will be conducted and participated via Zoom. Video conferencing via Zoom will allow the Commission/Committees and County to adhere to social distancing requirements of the Brown Act and provide a way for the public to provide public comment live during the meeting.

Due to the modified meeting format and tele-conferencing meeting procedures, the Chair may choose to allow public comment on the project in an alternative fashion, rather than calling for those in favor, those in opposition, those neutral, and then any rebuttals or surrebuttals. The Chair may take public comment on the project in any order in lieu of the calling for those in favor, opposition, neutral, rebuttals, and then surrebuttals.

The Committee and Commission may elect to allow the applicant or applicant representative a specific time to speak on the project prior to taking public comments on the item. This opportunity could have a specific time length allotted, such as five or ten minutes.

As a reminder, those who wish to provide information during the public comment are not required to provide their name. County staff will notify the Chair of any individuals who wish to provide testimony and will limit the testimony to the time limit identified by the Chair.

If an item on the agenda is not identified as a “public hearing”, public comment is still required and can be conducted in a similar format to the modified procedures above.

All votes require a roll call with each Committee and Commission member to be named by County Staff prior to stating their vote. The Chair shall also identify by name the commissioner who initiated the motion and the name of the commissioner who seconds the motion. After a second is named, the Chair must allow County staff to complete a roll call vote.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the zoom meeting. It is recommended that the Chair pause for 60-90 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 90 seconds has elapsed County staff will notify the Chair that there is no further public comment.

Staff may need to respond to emails or phone calls from members of the public during the meeting to provide assistance to the public if they encounter problems using the Zoom platform. Staff requests that the Chair allow additional time as needed to ensure that members of the public can engage in the meeting.

Zoom Instructions

Zoom links can be found in the agenda for each meeting. The public can view the meeting from their smartphone, on their computer browser, or listen on their telephone. Zoom does not require an account to attend the meeting, but if the public wishes to create one, their basic accounts are free.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the Zoom meeting. The Chair will pause for 60 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 60 seconds has elapsed county staff will notify the Chair that there is no public comment.

Members of the public can also choose to watch the meeting and do not have to comment during the meeting. If a member of the public does not want to provide public comment live, they can provide public comment prior to the meeting via email to the Community Development Department Director at gyaley@co.tuolumne.ca.us.

When: December 9, 2021 03:00 PM Pacific Time

Topic: BOS Housing Policy Committee

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85042377073>

Or One tap mobile :

US: +16699006833,,85042377073# or +13462487799,,85042377073#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 850 4237 7073

International numbers available: <https://us02web.zoom.us/j/85042377073>

JOINING A WEBINAR BY LINK

- To join the webinar, click the link that we provided in the agenda.
- If you are signed in, change your name if you do not want your default name to appear.
- If you are not signed in, enter a display name.

MANUALLY JOINING A WEBINAR

- Use the 9-digit meeting ID/webinar ID provided in the agenda.
- Sign into the Zoom Desktop or Mobile App
- Click or tap **Join a Meeting**
- Enter the 9-digit webinar ID, and click **Join** or tap **Join Meeting**
- If prompted, enter your name and email, then click **Join Webinar** or tap **Join**.
- You may change your name if you do not want your default name to appear, as you are not required to state your name.

WAITING FOR HOST TO START THE WEBINAR

- If the host has not started broadcasting the webinar, you'll receive a message letting you know to "Please wait for the host to start the meeting".

PUBLIC COMMENT

- During the public comment period you will have the option to "raise your hand" if you would like to comment on a proposed project or during the public comment portion of the meeting.
- Once you have clicked the "raise your hand" option, please wait until a staff unmutes your microphone.
- Once staff has unmuted you will have three minutes to speak.
- A staff member will verbally communicate to you and the Commissioners when you have 30 seconds remaining and then when your time is up.
- Once your allotted time is up, a staff member will mute and "lower your hand".
- If you are participating from your smartphone, you will also have a "raise their hand" feature.
- When you are unmuted, a prompt will appear to confirm you would like to be unmuted.
- Once you confirm you will be able to provide public comment.
- If you are participating via telephone call, you will need to press *9 (star 9) to "raise their hand", and when you are unmuted you will hear "you are unmuted" allowing you to provide public comment.

END OF MEETING

- If you would like to leave the meeting before it ends, click **Leave meeting**. If you leave, you can rejoin if the webinar is still in progress, as long as the host has not locked the webinar.

1 **Board of Supervisors Housing Policy Committee**

2 **County of Tuolumne**

3
4 **FINDINGS OF THE BOARD OF SUPERVISORS**
5 **HOUSING POLICY COMMITTEE (BOSHPC)**
6 **AUTHORIZING REMOTE TELECONFERENCE MEETINGS**
7 **OF THE BOARD OF SUPERVISORS**
8 **HOUSING POLICY COMMITTEE (BOSHPC)**
9 **FOR THE PERIOD DECEMBER 9 TO JANUARY 9, 2021**
10 **PURSUANT TO THE RALPH M. BROWN ACT.**
11

12 **WHEREAS**, all meetings of the Board of Supervisors Housing Policy Committee (BOSHPC) and
13 its legislative bodies are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code §§ 54950
14 – 54963), so that any member of the public may attend, participate, and view the legislative bodies conduct
15 their business; and

16 **WHEREAS**, the Brown Act, Government Code section 54953(e), makes provisions for remote
17 teleconferencing participation in meetings by members of a legislative body, without compliance with the
18 requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions and
19 requirements; and

20 **WHEREAS**, a required condition of Government Code section 54953(e) is that a state of emergency
21 is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of
22 conditions of disaster or of extreme peril to the safety of persons and property within the state caused by
23 conditions as described in Government Code section 8558(b); and

24 **WHEREAS**, a further required condition of Government Code section 54953(e) is that state or local
25 officials have imposed or recommended measures to promote social distancing, or, the legislative body
26 holds a meeting to determine or has determined by a majority vote that meeting in person would present
27 imminent risks to the health and safety of attendees; and

28 **WHEREAS**, on March 4, 2020, Governor Newsom issued a Proclamation of a State of Emergency

1 declaring a state of emergency exists in California due to the threat of COVID-19, pursuant to the California
2 Emergency Services Act (Government Code section 8625); and,

3 **WHEREAS**, on June 11, 2021, Governor Newsom issued Executive Order N-07-21, which
4 formally rescinded the Stay-at-Home Order (Executive Order N-33-20), as well as the framework for a
5 gradual, risk-based reopening of the economy (Executive Order N-60-20, issued on May 4, 2020) but did
6 not rescind the proclaimed state of emergency; and,

7 **WHEREAS**, on June 11, 2021, Governor Newsom also issued Executive Order N-08-21, which set
8 expiration dates for certain paragraphs of the State of Emergency Proclamation dated March 4, 2020 and
9 other Executive Orders but did not rescind the proclaimed state of emergency; and,

10 **WHEREAS**, as of the date of this Findings, neither the Governor nor the state Legislature have
11 exercised their respective powers pursuant to Government Code section 8629 to lift the state of emergency
12 either by proclamation or by concurrent Findings the state Legislature; and,

13 **WHEREAS**, the California Department of Industrial Relations has issued regulations related to
14 COVID-19 Prevention for employees and places of employment. Title 8 of the California Code of
15 Regulations, Section 3205(5)(D) specifically recommends physical (social) distancing as one of the
16 measures to decrease the spread of COVID-19 based on the fact that particles containing the virus can travel
17 more than six feet, especially indoors; and,

18 **WHEREAS**, the Board of Supervisors Housing Policy Committee (BOSHPC) finds that state or
19 local officials have imposed or recommended measures to promote social distancing, based on the
20 California Department of Industrial Relations' issuance of regulations related to COVID-19 Prevention
21 through Title 8 of the California Code of Regulations, Section 3205(5)(D); and,

22 **WHEREAS**, as a consequence, the Board of Supervisors Housing Policy Committee (BOSHPC)
23 does hereby find that it shall conduct its meetings by teleconferencing without compliance with Government
24 Code section 54953 (b)(3), pursuant to Section 54953(e), and that such legislative bodies shall comply with
25 the requirements to provide the public with access to the meetings as prescribed by Government Code
26 section 54953(e)(2).

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3 **NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED** by the Board of
4 Supervisors Housing Policy Committee (BOSHPC), County of Tuolumne, State of California, in regular
5 session assembled on December 9, 2021 does hereby resolve as follows:

6 Section 1. Recitals. All of the above recitals are true and correct and are incorporated into this
7 Findings by this reference.

8 Section 2. State or Local Officials Have Imposed or Recommended Measures to Promote Social
9 Distancing. The Board of Supervisors Housing Policy Committee (BOSHPC) hereby proclaims that state
10 officials have imposed or recommended measures to promote social (physical) distancing based on the
11 California Department of Industrial Relations' issuance of regulations related to COVID-19 Prevention
12 through Title 8 of the California Code of Regulations, Section 3205(5)(D).

13 Section 3. Remote Teleconference Meetings. The Board of Supervisors Housing Policy
14 Committee (BOSHPC) is hereby authorized and directed to take all actions necessary to carry out the intent
15 and purpose of these Findings including, conducting open and public meetings in accordance with
16 Government Code section 54953(e) and other applicable provisions of the Brown Act.

17 Section 4. Effective Date. These Findings shall take effect immediately upon its adoption and
18 shall be effective until the earlier of (i) January 7, 2022, or (ii) such time the Board of Supervisors Housing
19 Policy Committee (BOSHPC) adopts a subsequent Findings in accordance with Government Code section
20 54953(e)(3) to extend the time during which its legislative bodies may continue to teleconference without
21 compliance with Section 54953(b)(3).

22 ADOPTED this 9TH day of December, 2021 by Board of Supervisors Housing Policy Committee
23 (BOSHPC), by the following vote:

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25 YES:

26 NO:

27 ABSENT:

28 ABSTAIN:

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COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

BOARD OF SUPERVISORS HOUSING POLICY COMMITTEE MEETING *Unapproved* MINUTES September 9, 2021

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PRESENT: Vice-Chair Supervisor Jaron Brandon; Supervisor David Goldemberg (alternate); Doreen Schmidt, Area 12 Agency on Aging; Mike Lemke, Tuolumne County Building Industry (TCBI); Trinity Abila, Habitat for Humanity; Sam Segerstrom, Tuolumne County Association of Realtors (TCAR); Joe Bors, Amador Tuolumne Community Action Agency (ATCAA)

ABSENT: None

STAFF: Quincy Yaley, Community Development Department Director; Jodi Shoemake, Administrative Assistant Community Development Department; Michelle Carlson, Tuolumne County Behavioral Health

The Committee may have rearranged its agenda during the meeting; however, the minutes have been prepared to follow the printed agenda, for the purpose of consistency.

CALL TO ORDER/WELCOME:

Vice Chair Supervisor Jaron Brandon called the meeting of September 9, 2021, to order at 3:02 p.m.

Staff rolled called the committee.

Supervisor David Goldemberg: Present (alternate for Supervisor Campbell)
Supervisor Ryan Campbell: Absent
Supervisor Jaron Brandon: Present
Doreen Schmidt: Present
Mike Lemke: Present
Trinity Abila: Present
Sam Segerstrom: Present
Joe Bors: Present

Vice Chair Brandon indicated there is a quorum.

PUBLIC COMMENT:

Vice Chair Brandon asked staff to read the public participation procedures.

Vice Chair Brandon then opened the public forum. He said if any member of the public wants to speak on any item that is not on the agenda, they may raise their hand and will have 3 minutes.

Vice Chair Brandon, seeing none, closed public comment.

COMMITTEE BUSINESS:

Consideration of the Minutes of the meeting of August 12, 2021

Vice Chair Brandon asked if there is a motion to amend or approve the minutes. It was moved by Sam Segerstrom and seconded by Supervisor Goldemberg to approve the minutes of the meeting of August 12, 2021.

Vice Chair Brandon said since there is no discussion, he called for a unanimous consent. He then asked if there is anybody dissenting or abstaining from this vote. He noted, seeing none, it passes unanimously.

Motion carried 7 – 0 – 0

Reports

Review of pending bills pertaining to housing and affordable housing as submitted by the California Building Industry Association and the California Habitat for Humanity-Affordable Housing Advocacy

Mike Lemke, Tuolumne County Building Industry, indicated he was going to forward a link to website that monitors the pro-housing and negative-housing bills to be used as a future reference, but has nothing new today.

Trinity Abila, Habitat for Humanity, mentioned her organization also supports SB 9 and SB 10, which is included in the agenda packet. There are some bills in Washington DC which Habitat for Humanity is looking at, including the Neighborhood Homes Investment Act, the Downpayment Toward Equity Act and a few others, which Habitat International also supports and are sending letters to the U. S. House of Representatives.

Vice Chair Brandon said this is a new item in reports and it was a success. As these come up, he wants people to please reach out to himself and Chairman Campbell so he can include them as potential agenda items. He went on to say if there are any bills the committee should take a position on at the local, state, and federal level, he could write a letter, from the committee. And, if required, the committee could potentially bring a board resolution and take an official position there, too.

A discussion ensued concerning the sharing of information within the committee. Vice Chair Brandon concluded he would start an email chain to connect everyone.

Vice Chair Brandon asked if there are any reports from committee members. He stated this will be a standing item on the agenda where the committee can go around and report on anything related to housing, including updates on your respective organizations.

Ms. Abila reported that Habitat for Humanity is currently building 4 homes and is very proud of the community support. She also indicated they are doing a lot of repairs, meeting the needs of those who are unable to maintain their homes for various reasons.

Mr. Lemke shared next week they have their 7th class graduating for the Tuolumne Community Collaborative - Construction Pre-Apprenticeship Training program, which is funded by Hetch Hetchy Water and Power, a division of the San Francisco PUC., that trains a local labor force for the construction industry.

Supervisor Goldemberg reported there is a lot of discussion around the Washington Fire and the aftermath. He indicated he and Supervisor Brandon toured the site and talked to some people. He commented that the unavailability of places to relocate people has been a challenge and he appreciates the Tuolumne County Association of Realtors for stepping up and trying to find available rentals and other properties.

Sam Segerstrom, Tuolumne County Association of Realtors (TCAR), indicated he has some statistics from the last 30 days. He went on to say, comparing the same 30 days from last year, Tuolumne County had less sales but, at higher prices. The homes selling this year are higher priced homes with several over \$1M. The median price of homes sold in the last 30 days is \$400,000. He stated that he is available to the committee to run statistics for anyone who is interested.

Joe Bors, Amador Tuolumne Community Action Agency (ATCAA), said the City of Sonora and ATCAA will be holding a public forum sometime in October about the proposed usage of property in downtown Sonora as a shelter.

Doreen Schmidt, Area 12 Agency on Aging, said they have been working on their master plan for aging which has been handed down by the California Department of Aging. There are many initiatives dealing with housing, homelessness, and homeless prevention. She indicated that she has been reaching out to other communities to see how they could partner on some of these initiatives.

NEW ITEMS:

None

OLD BUSINESS:

Discussion on SB 9 and SB 10; determining if the BOSHPC will provide comments to the Board of Supervisors; consideration of forming an Ad Hoc group to review and draft comments. Update on response from the office of Senator Atkins addressing the committee questions and concerns.

Vice Chair Brandon said that no action had occurred on this item, with everyone's approval, he will pull this item. Seeing no disagreement, he pulled this item.

BOSHPC Committee Bylaw Update and Consideration to Recommend Final Draft to the Board of Supervisors.

Vice Chair Brandon indicated the changes made by County Counsel and Ms. Yaley were incorporated into the document. He asked if there are any comments or amendments needed.

Ms. Abila commented on the vision statement. She asked if there should be another component, adding "habitable" to the statement.

A discussion ensued concerning the problem of substandard housing and how some of our membership organizations offer services to assist income eligible homeowners concerning health and safety repairs.

Joe Bors left the meeting at 3:30 pm.

Vice Chair Brandon asked the committee if adding safe to the vision statement would work. Seeing no opposition, he adopted the change.

Ms. Schmidt also had a concern over a part of the vision statement. She asked if the term, “agency of choice”, could be changed to, “choice of housing”.

Vice Chair Brandon asked the committee if they were agreeable to changing the vision statement from agency of choice, to with choice of housing. Seeing no opposition, he adopted the change. He opened it back up for discussion. He went on to say we could take a motion to approve and recommend to the Board of Supervisors.

Mr. Lemke asked for clarification on Article III Membership, Section 3., as it refers to Supervisors.

Vice Chair Brandon offered to edit “Supervisors” to “County Supervisors” to eliminate any confusion. Seeing no opposition, he adopted the change. He then looked at section 6. b. under Membership. He indicated there were two categories under organizational membership that were undecided, the Sonora City Council and the Chicken Ranch Rancheria Me-Wuk Indians of California or the Tuolumne Band of Me-Wuk Indians. He asked the committee if they want to add one member from the Sonora City Council to the committee membership.

It was moved by Vice Chair Brandon and seconded by Mike Lemke to change and add one member from the City of Sonora City Council to the committee membership.

Vice Chair Brandon called for a unanimous consent. He asked if there is anybody opposed to making this change to membership. Seeing none, it passes unanimously and is adopted.

Vice Chair Brandon asked if the membership wanted to add one representative from tribal partners, Chicken Ranch Rancheria Me-Wuk Indians of California, or the Tuolumne Band of Me-Wuk Indians. He went on to highlight some of the benefits along with some of the concerns. He then asked the membership if this is something to consider in the future.

A discussion ensued concerning the membership expansion to Chicken Ranch Rancheria Me-Wuk Indians of California or the Tuolumne Band of Me-Wuk Indians.

Vice Chair Brandon recommended to remove this section and indicated it could be considered at a future time. He then asked the membership if they agree to removing this section. He asked if anyone disagrees. Seeing no disagreement, the section to add one representative from Chicken Ranch Rancheria Me-Wuk Indians of California, or the Tuolumne Band of Me-Wuk Indians was removed.

Ms. Schmidt asked the committee to consider adding another section under Article II – Responsibilities and Functions.

A discussion ensued concerning the changes to this section and it was determined to reword the first section instead of adding a new section.

Vice Chair Brandon opened public comment on this item. He acknowledged every member of the public can speak at this time and will have three minutes. He asked if there was anyone who would like to speak. Seeing none, he closed public comment.

Vice Chair Brandon asked if there are any other items for discussion. Seeing none, he indicated he is looking for a motion to approve the amended copy of the “Tuolumne County Housing Policy Development Committee (TCHPDC) Bylaws” and recommend approval to the Board of Supervisors.

It was moved by Supervisor Goldemberg and seconded by Trinity Abila to approve the amended copy of the “Tuolumne County Housing Policy Development Committee (TCHPDC) Bylaws” and recommend approval to the Board of Supervisors. Vice Chair Brandon called for a roll call vote.

Staff roll called the committee.

Supervisor Jaron Brandon: Aye

Supervisor David Goldemberg: Aye (alternate for Supervisor Campbell)

Mike Lemke: Aye

Doreen Schmidt: Aye

Trinity Abila: Aye

Sam Segerstrom: Aye

Joe Bors: Absent

Motion carried 6 – 0 – 0 with Committee Member Bors being absent.

BOSHPC Review of Title 17 Update Project.

Vice Chair Brandon asked if there was any discussion on this item.

A member of the public asked Ms. Yaley when public comment closes on the Title 17 Update and is there a time frame for making the next version of edits for review.

Ms. Yaley said September 24, 2021 was the date set to close public comment. However, comments will still be accepted beyond that time. She went on to say the length of time needed to bring a draft back to the Planning Commission depends on the number of comments received on the document. She also explained that staff is currently stretched with running point on the Washington Fire damage assessment and the latest surge in COVID has also impacted staffing. With that said, she does not expect this to be completed by end of year.

Vice Chair Brandon asked what the best way is to make committee recommendations to the Board of Supervisors, if there are specific sections the committee feels strongly about. He indicated the committee could talk about specific issues and leave comments, or the committee could use a mark-up copy with their collective thoughts on various issues for the Board of Supervisors to review.

Ms. Yaley said the staff report will probably be a summary of all the main issues that were discussed at the various forums and what changes were made to reflect that.

Vice Chair Brandon asked if there are any questions related to the process or structure of the Title 17 changes.

Supervisor Goldemberg asked if we need to make these changes as a whole or could we make changes one section at a time.

Ms. Yaley explained the review and decision making process.

Vice Chair Brandon asked the committee how they would like to discuss the Title 17 changes. He indicated there are some important sections related to housing that they could discuss. He then asked Ms. Yaley if she would be able to speak to housing density changes in the Title 17 update.

Ms. Yaley responded that she could not speak to that beyond what state law allows under SB 35.

Vice Chair Brandon said he wanted to discuss some topics specifically related to housing. He gave a brief overview of SB 35 as it relates to housing density and our General Plan.

A discussion ensued over reducing the minimum parcel size, density bonus, and General Plan amendments which could also trigger the need for a new environmental impact report.

Vice Chair Brandon recommended the committee give direction to the Board of Supervisors to specifically address the lot sizes on residential land, to look at other counties, and potentially reduce the lot sizes to increase our housing supply.

It was moved by Vice Chair Brandon and seconded by Sam Segerstrom to send a recommendation to the Board of Supervisors to reduce lot sizes of residential lots in the Title 17 Ordinance and the General Plan. Vice Chair Brandon asked if there is any discussion.

A discussion ensued concerning how this change could potentially impact fire protection measures, the Board of Forestry, and roads.

Staff roll called the committee.

Supervisor Jaron Brandon: Aye

Supervisor David Goldemberg: Aye (alternate for Supervisor Campbell)

Mike Lemke: Aye

Doreen Schmidt: Aye

Trinity Abila: Aye

Sam Segerstrom: Aye

Joe Bors: Absent

Motion carried 6 – 0 – 0 with Committee Member Bors being absent.

Vice Chair Brandon asked Ms. Yaley to speak to site development permits and by-right building and how this process might be altered.

Ms. Yaley discussed the site development process.

Vice Chair Brandon asked the committee if our recommendation to staff, specific to housing, should be to remove the site development permit process for CEQA exempt multi-use residential housing.

Ms. Yaley answered yes. However, it does not address the concern of aesthetics. There are no design guidelines that people are required to meet. She went on to highlight that this process would take out the public notification process, which could potentially create other challenges.

A discussion ensued concerning changes that could be interpreted as lack of transparency and the challenges this could create.

Supervisor Goldemberg left the meeting.

Ms. Schmidt left the meeting.

Vice Chair Brandon said he was in favor of reducing the requirements which are currently in place, and instead implementing some alternative metrics to deal with some of the potential challenges this would create.

A discussion ensued expressing support to remove the site development permit process for CEQA exempt multi-use residential housing.

Vice Chair Brandon indicated the committee could make a general recommendation to the Board of Supervisors to reform the site development permit process for CEQA exempt multi-use residential housing if there is a provision for design review and some sort of community engagement process.

A discussion ensued concerning making the change ministerial vs discretionary.

It was moved by Vice Chair Brandon and seconded by Mike Lemke to make a recommendation to the Board of Supervisors, on Title 17, to simplify or eliminate the site development review process, to make it ministerial, for non-CEQA multi-family housing projects.

Staff roll called the committee.

Supervisor Jaron Brandon: Aye

Supervisor David Goldemberg: Absent (alternate for Supervisor Campbell)

Mike Lemke: Aye

Doreen Schmidt: Absent

Trinity Abila: Aye

Sam Segerstrom: Aye

Joe Bors: Absent

Motion carried 4 – 0 – 0 with Committee Member Bors, Goldemberg, and Schmidt being absent.

Vice Chair Brandon concluded by drawing the committee's attention several sections of interest in the Title 17 update. Specifically, clustered developments, planned unit developments, alternative housing, and mixed use.

ADJOURNMENT:

Vice Chair Brandon adjourned the meeting at 4:56 p.m.

Respectfully submitted,

Quincy Yaley, AICP
Community Development Department Director

QY:js

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