



**SAN LUIS OBISPO
LOCAL AGENCY FORMATION COMMISSION
JANUARY 16, 2020**

Call to Order

The San Luis Obispo Local Agency Formation Commission (LAFCO) meeting was called to order at 9:00 a.m. on Thursday, January 16, 2020, in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo, California by Chairperson Lynn Compton.

Pledge of Allegiance

Roll Call

Present: Chairperson Lynn Compton, Commissioners Tom Murray, Debbie Arnold, Roberta Fonzi, Marshall Ochylski, Ed Waage, and Alternate Commissioner Heather Jensen.

Absent: Commissioner Robert Enns, Alternate Commissioners Ed Eby, Steve Gregory, Steve Gregory, and John Peschong.

Staff: David Church, LAFCO Executive Officer
Mike Prater, LAFCO Deputy Executive Officer
Brian Pierik, LAFCO Legal Counsel
Imelda Marquez, LAFCO Commission Clerk

Approval of Minutes

Chairperson Compton opens the floor for public questions or comments. No changes were suggested, no comments were received.

Commissioner Fonzi moved approval of the Minutes for November 21, 2019.

Commissioner Murray seconded the motion.

AYES: Commissioners Ochylski, Waage, Arnold, Murray, Fonzi, and Chairperson Compton

NAYS: None

ABSTAINING: None

The motion passed with a unanimous roll call vote.

Selection of the 2020 Chair and Vice-Chair

Chairperson Compton asked **Mr. Church** to brief the Commission on the rotation of LAFCO Chair and Vice-Chair positions.

Mr. Church advised the Commission that the current Vice-Chair position, would move to Chair position and the next to take Vice-Chair would be a special districts member.

Chairperson Compton asked **Commissioner Murray** if he would like Chair and **Commissioner Ochylski**, only special districts member present, if he would like Vice-Chair.

Commissioner Murray and **Commissioner Ochylski** agreed to the positions.

Commissioner Arnold moved approval of **Commissioner Murray** as LAFCO 2020 Chair.

Commissioner Waage seconded the motion.

AYES: Commissioners Ochylski, Waage, Arnold, Murray, Fonzi, and Compton

NAYS: None

ABSTAINING: None

The motion passed with a unanimous roll call vote.

Commissioner Arnold moved approval of **Commissioner Ochylski** as LAFCO 2020 Vice-Chair.

Commissioner Waage seconded the motion.

AYES: Commissioners Ochylski, Waage, Arnold, Murray, Fonzi, and Compton

NAYS: None

ABSTAINING: None

The motion passed with a unanimous roll call vote.

Presentation of a Certificate of Appreciation to Former Chair Lynn Compton

Chairperson Murray presented **Commissioner Compton** with a Certificate of Appreciation on behalf of the Commission and Staff, for her service as the LAFCO Chair.

Non-Agenda Public Comments : None

Consent Agenda

A-1: Fiscal Year 2019-20 Second Quarter Budget Status Report
(Recommend Receive and File with the County Auditor)

Chairperson Murray opened the floor to the Commission; no questions or comments were

made.

Chairperson Murray opened the floor to public comment, without any.

Commissioner Fonzi moved to approve the consent calendar.

Commissioner Waage seconded the motion.

AYES: Commissioners Ochylski, Waage, Arnold, Murray, Fonzi, and Compton

NAYS: None

ABSTAINING: None

The motion passed with a unanimous roll call vote.

Informational Matters

B-1: Study Session: Affordable Housing in San Luis Obispo County
(Recommend Receive and Discuss)

Mr. Church introduced the Study Session item and welcomed the presenters.

Pete Rodgers, SLO COG Executive Director, presented on the topic of Regional Housing Needs Assessment (RHNA) in SLO County.

James Worthely, SLO COG Planning Director, continued the presentation on Regional Housing Needs.

Chairperson Murray opened the floor to Commissioner questions and comments.

Commissioner Compton asked about vacant units in the county and how it contributes to the economy.

Commissioner Fonzi commented on the statistics mentioned in the presentation.

Commissioner Waage connected Pismo Beach's situation on vacation homes to the discussion.

Commissioner Arnold spoke on what the historical factor of vacation homes might be in the county.

Commissioner Compton questioned the States RHNA number and whether it is a suitable number for SLO County.

Mr. Worthely addressed Commissioner's concerns.

Mr. Church introduced the second speaker.

Wade Horton, SLO County Administrative Office, Introduced the Regional County Infrastructure Housing Action Plan as well as Ms. Carolyn Berg who presented this item.

Carolyn Berg, SLO County Administrative Office Staff, gave her presentation.

Chairperson Murray opened the floor to Commissioner questions and comments.

Commissioner Fonzi had a question regarding existing Affordable Housing.

Commissioner Waage asked if there were any suggestions for LAFCO on how it could help support this project.

Commissioner Compton noted her support in pooling finances for infrastructure but continued to question if there would be legal issues with that approach. Followed by other questions.

Commissioner Arnold asked about ordinances with Accessory Dwelling Units in the County and the seven cities.

Carolyn Berg and **Mr. Horton** addressed Commissioner questions.

Mr. Church introduced the last speaker.

Phil Dunsmore, City of Atascadero Community Development Director, presented the city's perspective on building affordable housing in the city.

Commissioner Arnold asked for clarification on a few points mentioned in the presentation.

Commissioner Fonzi commented with her perspective on the Grand Oaks project.

Chairperson Murray expressed his concern with housing opportunities available for the very low and low income population.

Commissioner Compton commented on deed restricted units.

Commissioner Waage explained Pismo Beach's approach to affordable housing. Followed by asking for any suggestions **Mr. Dunsmore** might have for LAFCO.

Commissioner Ochylski discussed developer incentives given when providing affordable housing.

Mr. Dunsmore responded to the Commissioner's questions.

Mr. Church summarized the discussion on affordable housing and concluded it with LAFCO's perspective.

Chairperson Murray opened the floor to public comment, without any. **Mr. Murray** opened the floor back to Commissioner comment.

Commissioners directed LAFCO staff with a recommendation to develop polices to address affordable housing.

Chairperson Murray closed discussion and recommended the Commission go on a 10 minute break.

At 11:02 a.m. **Chairperson Murray** called the meeting back in order.

Regular Matters

C-1: Contract Amendment - San Luis Obispo LAFCO Legal Counsel (Recommend Approval)

Mr. Church presented the item.

Chairperson Murray opens the floor to public comment, without any.

Chairperson Murray opens the floor to Commissioner comment, without any.

Commissioner Waage moved to approve Staff recommendation to amend the contract.

Commissioner Fonzi seconded the motion.

AYES: Commissioners Ochylski, Waage, Arnold, Murray, Fonzi, and Compton

NAYS: None

ABSTAINING: None

The motion passed with a unanimous roll call vote.

C-2: 2019 LAFCO Annual Report-Proposed Work Plan for 2020-Commission Meeting Schedule (Recommend Review and Approval)

Mr. Church introduced the item.

Mr. Prater presents the item recommending the item be approved.

Chairperson Murray opens the floor for Commissioner comment. No comments were made.

Commissioner Compton motioned to approve the LAFCO work plan.

Commissioner Arnold seconded the motion.

AYES: Commissioners Ochylski, Waage, Arnold, Murray, Fonzi, and Compton

NAYS: None

ABSTAINING: None

The motion passed with a unanimous roll call vote.

C-3: CALAFCO Legislative Proposal regarding GC 56133 – Clarify that LAFCO Determines Exemptions to Outside User Agreements (Recommend Support Legislative Proposal)

Mr. Church presented the item, recommending approval.

Chairperson Murray gave the Commission a brief synopsis of the discussion between the CALAFCO Board, related to this topic.

Commissioner Ochylski motioned to approve support of the legislative proposal.

Commissioner Fonzi seconded the motion.

AYES: Commissioners Ochylski, Waage, Arnold, Murray, Fonzi, and Compton

NAYS: None

ABSTAINING: None

The motion passed with a unanimous roll call vote.

Commissioner Comments: None

Legal Counsel Comments: None

Executive Officer Comments: None

Adjournment: With no further business before the Commission, the meeting adjourned at 11:19 a.m. until the next meeting of the Commission in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo.

THESE MINUTES ARE NOT OFFICIAL NOR ARE THEY A PERMANENT PART OF THE RECORD UNTIL THEY ARE APPROVED BY LAFCO COMMISSIONERS AT THE NEXT REGULAR MEETING.

Respectfully submitted,
Imelda Marquez, LAFCO Commission Clerk